FILED 10/8/2026 11:16:19 AM FRCL-2026-7465 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

26-02248
18035 MILLAU VIADUCT WAY, HOUSTON, TX 77044

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Property	The Property to be sold is described as follows Lot 9, Block 3, BRIDGES ON LAKE HOUSTON SECTION 3, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No 674764, Map Records of Harris County, Texas
Security Instrument	Deed of Trust dated December 28, 2020 and recorded on January 13, 2021 at Instrument Number RP-2021-19143 in the real property records of HARRIS County, Texas, which contains a power of sale
Sale Information	December 1, 2026, at 10 00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court
Terms of Sale	Public auction to highest bidder for cash In accordance with Texas Property Code section 51 009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk In accordance with Texas Property Code section 51 0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee
Obligation Secured	The Deed of Trust executed by JERRED J ADAMS AND SO JA ADAMS secures the repayment of a Note dated December 28, 2020 in the amount of $266,067 00 PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P O Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee Pursuant to a servicing agreement and Texas Property Code section 51 0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf
Substitute Trustee	In accordance with Texas Property Code section 51 0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY

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/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
Texas Bar No 24145898
txsalesteam@decubaslewis com
De Cubas & Lewis, P C

3313 W Commercial Blvd, Suite F-150, Fort Lauderdale, FL 33309

Phone (954) 453-0365
Fax (469) 518-4972

Sandy Dasigenis

Substitute Trustee(s) Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L Randle, Ebbie Murphy, Steve Leva, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P C
3313 W Commercial Blvd, Suite F-150, Fort Lauderdale, FL 33309

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20__, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51 002(b)(1) and 51 002(b)(2)

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