



25-05002

6830 COTTONWOOD CREST LN, KATY, TX 77493

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

Lot 8, Block 2, of FALLS AT GREEN MEADOWS SEC. 5, an Addition in Waller County, Texas, according to the Map or Plat recorded in Volume 1443, Page 600, Official Public Records of Waller County, Texas.

Security Instrument: Deed of Trust dated August 9, 2021 and recorded on August 10, 2021 at Instrument Number 2109225 in the real property records of WALLER County, Texas, which contains a power of sale.

Sale Information: March 3, 2026, at 1:00 PM, or not later than three hours thereafter, at the foyer inside of the south entrance to the Waller County Courthouse, 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 ADRIAN JIMENEZ secures the repayment of a Note dated August 9, 2021 in the amount of \$521,550.00. 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.

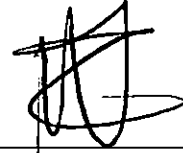


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Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law

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



Substitute Trustee(s): Kathleen Adkins, Reid Ruple,
Evan Press, Michael Kolak, Crystal Koza, Cary
Corenblum, Joshua Sanders, Amy Beaulieu, Amy
Oian, Matthew Hansen, Jami Grady, Aleena Litton,
Auction.com LLC, Dana Dennen, Cindy
Dennen||Megan L. Randle, Ebbie Murphy, Debby
Jurasek, Jennifer Sakiewicz, Pete Florez, 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, Megan L. Randle, declare under penalty of perjury that on the 8 day of
January, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of WALLER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED AND RECORDED

Instrument Number: 26-003

Filing and Recording Date: 01/08/2026 03:14:43 PM Pages: 3 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To: