

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2026-0028 RECORDED DATE: 07/14/2026 04:28:42 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1019370 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk
RETURN TO: () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	SUBMITTED BY: MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002
DOCUMENT # : FC-2026-0028 RECORDED DATE: 07/14/2026 04:28:42 PM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.   Kerrie Cobb Limestone County Clerk	

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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26-02769

108 S 2ND ST W, TEHUACANA, TX 76686

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

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

SEE ATTACHED EXHIBIT "A"

Security Instrument: Deed of Trust dated March 15, 2019 and recorded on March 19, 2019 at Instrument Number 20190896 in the real property records of LIMESTONE County, Texas, which contains a power of sale.

Sale Information: September 1, 2026, at 11:00 AM, or not later than three hours thereafter, at the front door of the Limestone County Courthouse located at 200 West State Street, Groesbeck, Texas, 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 KELLIE MARIE DE ROJAS secures the repayment of a Note dated March 15, 2019 in the amount of \$70,707.00. 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.

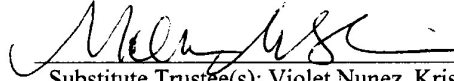


4880553

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
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De Cubas & Lewis, P.C.

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309
Phone: (954) 453-0365
Fax: (469) 518-4972



Substitute Trustee(s): Violet Nunez, Kristopher
Holub, Ramiro Cuevas, Aarti Patel, Jami Grady,
Thalia Toler, Aleena Litton, Joshua Sanders,
Jacqualine Hughes, Geoffrey Rabb, Dalene
VanDermyden, Auction.com LLC, Mollie McCoslin,
Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre,
Jabria Foy, Heather Golden, Kara Riley, Catherine
Geddie, 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, Mollie McCoslin, declare under penalty of perjury that on the 14th day of July, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIMESTONE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

20190896

EXHIBIT "A"

BEING a 0.405 acre tract consisting of all of Lots 1 and 2 and the West $\frac{1}{2}$ of Lot 3 less the North 3.00 ft. of said lots in Block 24 of the City of Tehuacana, John Boyd Survey A-3, Limestone County, Texas, and being that same tract described in the deed to David C. Jacobs et ux recorded in Vol. 849, Pg. 853, Deed Records of Limestone County, Texas (L.C.D.R.), and said lots filed in the official plat of the City of Tehuacana recorded in Vol. 2, Pg. 19, re-indexed as Plat No. 517-518, Plat Records of Limestone County, Texas, said lots being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod at an intersection of North right of way line of South Second Street (Business Hwy. 171- Loop 442) and the West line of Wade Street (abandoned) for the Southwest corner of said Lot 1 and this tract;

THENCE Due North 144.00 ft. with the West line of said Lot 1 and the East line of said Wade Street to a set $\frac{1}{2}$ " iron rod for the Northwest corner of this tract, from which corner the Northwest corner of said Lot 1 and the Southwest corner of Lot 12 bears Due North 3.00 ft.;

THENCE Due East and 3.00 ft. South of the North line of said Lots 1, 2, and the West $\frac{1}{2}$ of Lot 3, at 49.0 ft. the East line of said Lot 1 and the West line of Lot 2, at 98.00 ft. the East line of said Lot 2 and the West line of said Lot 3, in all 122.50 ft. to a found $\frac{1}{2}$ " iron rod at the base of a wood privacy fence corner post for the Northeast corner of this tract, same being the Northwest corner of the Bill Ferris tract of record in Instrument No. 0124624, L.C.D.R.;

THENCE Due South (basis of bearing) 144.00 ft. with said wood privacy fence, the East line of said Jacobs tract and the West line of Ferris tract through the center of Lot 3 to a found $\frac{1}{2}$ " iron rod in the South line of said Lot 3 and the North line of said South Second Street for the Southeast corner of said Jacobs tract and this tract, same being the Southwest corner of said Ferris tract;

THENCE Due West with the South line of said Lot 3 and the North line of said South Second Street, at 49.00 ft. the Southwest corner of said Lot 3 and the Southeast corner of said Lot 2, at 98.00 ft. the Southwest corner of said Lot 2 and the Northeast corner of said Lot 1, in all 122.50 ft. to the point of BEGINNING, containing 0.405 acre.