

24-03581

2034 CLEARWATER WAY, ROYSE CITY, TX 75189

FILED FOR RECORD
ROCKWALL CO. TEXAS

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

JENNIFER FOGG
ROCKWALL COUNTY CLERK

BY Cat DEPUTY

Property:

The Property to be sold is described as follows:

Lot 8, Block A, of Creekshaw Subdivision - Phase 1A, an addition to the City of Royse City, Rockwall County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 20210000011823, Map/Plat Records, Rockwall County, Texas.

Security Instrument:

Deed of Trust dated July 15, 2022 and recorded on July 19, 2022 at Instrument Number 20220000016009 in the real property records of ROCKWALL County, Texas, which contains a power of sale.

Sale Information:

February 4, 2025, at 12:00 PM, or not later than three hours thereafter, at the area immediately outside on the front steps of the Rockwall County Courthouse located at 1111 Yellowjacket Lane, Rockwall, 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 ROBIN TERESA RANDLE AND JAMES RANDLE III secures the repayment of a Note dated July 15, 2022 in the amount of \$406,218.00. 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.



4829504

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Donna Stockman

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Jack Beckman, Brenda Wiggs, David Stockman, Guy Wiggs, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Russell Stockman, Randy Daniel, Denise Boerner, Cindy Daniel, Jim O'Bryant, Tionna Hadnot, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Conrad Wallace, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Jeff Benton and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 26 day of November, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ROCKWALL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).