

FILED  
at 12:17 o'clock P M  
FEB 12 2026 ala

25-05193  
13307 PERTHSHIRE ST, AUSTIN, TX 78729

Nancy E. Roster  
County Clerk, Williamson Co., TX

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

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

LOT 417, OF FOREST NORTH ESTATES, PHASE THREE, A  
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT OF RECORD IN CABINET B, SLIDES 326-327, OF  
THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Security Instrument: Deed of Trust dated November 10, 2016 and recorded on November 14, 2016 at  
Instrument Number 2016106939 in the real property records of WILLIAMSON County,  
Texas, which contains a power of sale.

Sale Information: April 7, 2026, at 10:00 AM, or not later than three hours thereafter, at the northeast  
basement door in the new addition to the Williamson County Justice Center, 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 RAJA SAHI AND SHIPLA KHANNA SAHI secures the  
repayment of a Note dated November 10, 2016 in the amount of \$179,250.00.  
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.**



*Kathryn Dahlin*

De Cubas & Lewis, P.C.  
Kathryn Dahlin, Attorney at Law

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

*Angela Zavala*

Substitute Trustee(s): David Ackel, Travis Kaddatz,  
Violet Nunez, Jacqueline Hughes, Aarti Patel, Ramiro  
Cuevas, Jami Grady, Aleena Litton, Joshua Sanders,  
Cary Corenblum, Shawn Schiller, Thalia Toler, Daniel  
McQuade, Daniel Hart, Auction.com LLC, Angela  
Zavala, Michelle Jones, Sharlet Watts, 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, Angela Zavala, declare under penalty of perjury that on the 12<sup>th</sup> day of FEB., 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILLIAMSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).