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at 11:15 FILED o'clock A M

DEC 30 2025

Nancy E. Ruter

County Clerk, Williamson Co., TX

25-05486

110 RIVER PARK CV, GEORGETOWN, TX 78626

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

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

Lot 27, Block G, A PLANNED UNIT DEVELOPMENT OF KATY CROSSING SECTION ONE, according to the map or plat thereof, recorded in Cabinet N, Slide 323, Plat Records, Williamson County, Texas.

Security Instrument: Deed of Trust dated June 10, 2016 and recorded on June 16, 2016 at Instrument Number 2016052720 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.

Sale Information: March 3, 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 HEIDI LOUISE COOK AND GLENN COOK secures the repayment of a Note dated June 10, 2016 in the amount of \$158,083.00. 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 Compary*

De Cubas & Lewis, P.C.  
Mary Compary, 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, 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 30 day of  
Dec., 2025 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).