

24-02488  
127 SABINE RIVER DR, HUTTO, TX 78634

FILED  
at 1:27 o'clock P M  
AUG 12 2024  
Nancy E. Rister  
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 14, BLOCK S, OF RIVERWALK, PHASE 2, SECTION 5, A  
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2014018306,  
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated June 26, 2015 and recorded on June 30, 2015 at Instrument Number  
2015054732 in the real property records of WILLIAMSON County, Texas, which  
contains a power of sale.

**Sale Information:** November 5, 2024, 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 BENITO HERNANDEZ JR AND MONICA RENE  
TOVAR secures the repayment of a Note dated June 26, 2015 in the amount of  
\$205,550.00. 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.**



4822641

*Nicki Company*

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

*Angela Zavala*

Substitute Trustee(s): David Ackel, Travis Kaddatz, Sara Edgington, Logan Thomas, Colette Mayers, Stephen Mayers, Aarti Patel, Evan Press, Dylan Ruiz, Violet Nunez, Shawn Schiller, ~~Clay Golden~~, Maryna Danielian, Scott Swenson, Angela Zavala, Michelle Jones, Richard Zavala, Jr., ~~Shariet Watts~~, Thomas Gilbraith, C Jason Spence, Mike Hanley, Israel Curtis, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, 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, *Angela Zavala*, declare under penalty of perjury that on the 12<sup>th</sup> day of Aug., 2024, 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).