

25-02864
404 SPUR RIDGE, PRINCETON, TX 75407

2025 JUL 31 PM 2:28

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

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: TM DEPUTY

Property:

The Property to be sold is described as follows:

LOT 21, BLOCK "X", WINCHESTER CROSSING, PHASE 3, AN ADDITION TO THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CLERK'S DOCUMENT NO. 20211019010003690, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND IN CABINET 2021, SLIDES 594-595, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated July 15, 2022 and recorded on July 18, 2022 at Instrument Number 2022000111141 in the real property records of COLLIN County, Texas, which contains a power of sale.

Sale Information:

October 7, 2025, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Collin County Courthouse located at 2100 Bloomdale Road, McKinney, Texas 75071, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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 NICHOLAS BALENTINE GARCIA II AND LOHANA GARCIA secures the repayment of a Note dated July 15, 2022 in the amount of \$309,806.00. 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



4848899

**FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Mary Company

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

Shelley Ortolani

Substitute Trustee(s): Phillip Pierceall, Douglas
Rodgers, Terry Waters, Bruce Miller, Ashlee Luna,
Joshua Sanders, Ramiro Cuevas, Shawn Schiller,
Lauren Guy, Conrad Wallace, Patrick Zwiers, Angie
Uselton, Lisa Bruno, Misty McMillan, Daniel Hart,
Auction.com LLC||Carol Dunmon, Mary Mancuso,
Michele Hreha, Shelley Ortolani, Francesca Ortolani,
Guy Wiggs, David Stockman, Brenda Wiggs, Donna
Stockman, Janet Pinder, Brandy Bacon, Michelle
Schwartz, Jamie Dworsky, Angela Cooper, Payton
Hreha, Jeff Benton ServiceLink ASAP

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

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of
_____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of COLLIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).