

23-03525  
165 BOAT RAMP RD, SANDIA, TX 78383

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

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LIVE OAK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO -WIT: LOT NO. SEVEN (7) BLOCK SEVEN-H (7-H), OF PERNITAS POINT UNIT NO. SEVEN (7), WESTERN SHORES, A SUBDIVISION IN LIVE OAK COUNTY, TEXAS, AND AS SHOWN OF RECORD IN VOLUME 3, PAGE 71 OF THE PLAT RECORDS OF LIVE OAK COUNTY, TEXAS, TO WHICH MAP OR PLAT AND ITS RECORD, REFERENCE IS HERE MADE FOR ALL PURPOSES.

Security Instrument: Deed of Trust dated September 16, 2003 and recorded on September 18, 2003 at Book 439 and Page 304 Instrument Number 00161327 in the real property records of LIVE OAK County, Texas, which contains a power of sale.

Sale Information: February 6, 2024, at 1:00 PM, or not later than three hours thereafter, at the front porch of the Live Oak County Courthouse, 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 YADIRA A. ADAME AND VICTOR ADAME secures the repayment of a Note dated September 16, 2003 in the amount of \$65,457.00. 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**

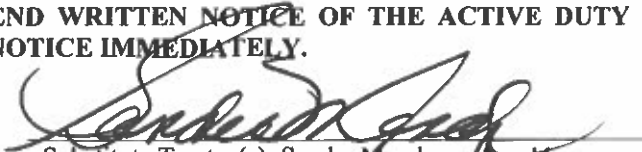


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**FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

*Nicki Company*

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



Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janice Stoner, Ramon Perez, Garrett Sanders, Megan Ysassi, John Sisk, Amy Ortiz, Susana Sandoval, Elizabeth Anderson, Aleena Litton, Daniel McQuade 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, Sandra Mendoza, declare under penalty of perjury that on the 12 day of Dec, 2023 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIVE OAK County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).