

25-01549

801 MEADOWLARK ST, HAMILTON, TX 76531

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

Property: The Property to be sold is described as follows:  
  
SEE "EXHIBIT A"

Security Instrument: Deed of Trust dated March 14, 2023 and recorded on March 16, 2023 at Book 624 and Page 614 Instrument Number 20230480 in the real property records of HAMILTON County, Texas, which contains a power of sale.

Sale Information: October 7, 2025, at 1:00 PM, or not later than three hours thereafter, at the west center steps of the Hamilton 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 JOSHUA ADAM COLE secures the repayment of a Note dated March 14, 2023 in the amount of \$199,000.00. 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.**

FILED FOR RECORD

at 2:39 o'clock P M

**AUG 25 2025**

*Rachel Lamb Geeslin*  
County Clerk, Hamilton Co., Texas



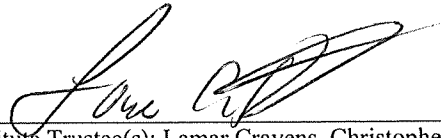
4851080

**POSTED**

8/25/2025  
KR

*Mary Company*

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



Substitute Trustee(s): Lamar Cravens Christopher D.  
Brown, and Stephen E. Haynes, Reyn Rossington,  
Kim Anderson, Ron Anderson, Louis Starzel, Tom  
Swearingen, Justin Slone ServiceLink ASAP

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

Certificate of Posting

I, Louis C. Starzel, declare under penalty of perjury that on the 25<sup>th</sup> day of August, 2020, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HAMILTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT A: LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land being all of Block 8, Lot 1 of the Newsom Second Addition to the Town of Hamilton as described and recorded in the Plat Records of Hamilton County Texas (P.R.H.C.T.) Volume 01, page 26, being the same land described in a deed to Allen Larry Sullivan as recorded in the Deed Records of Hamilton County Texas, (D.R.H.C.T.), Vol. 296, Page 266 on 05/24/1996, and being more particularly described by metes and bounds as follows: (Basis of bearing being: U.S. Plane Grid Texas Central Zone (4203) NAD83 as established using the Smartnet RTK Cooperative Network. Distances shown are U.S. Survey feet displayed in grid values).

BEGINNING at a found 3/8" uncapped rebar at the southeasterly intersection corner of White Street and Meadowlark Street for the northwesterly corner of Block 8, Lot 1, and the northwesterly corner of this;

THENCE: along the northerly line of Block 8, Lot 1 and the southerly line of White Street South 72° 53' 09" East a distance of 130.00 feet to a set 1/2" capped rebar stamped "RPLS 4540", (CIRS), for the northerly corner of Block 8, Lot 1, the northwesterly corner of Block 8, Lot 4, and the northeasterly corner of this;

THENCE: departing said roadway and generally along a chain link fence South 17° 06' 51" West a distance of 100.00 feet to a to a (CIRS) for the southeasterly corner of Block 8, Lot 1, the southwesterly corner of Block 8, Lot 4, The northeasterly corner of Block 8, Lot 2, and the southeasterly corner of this;

THENCE: continuing generally and part way with a chain link fence North 72° 53' 09" West a distance of 130.00 feet to a found 3/8" uncapped rebar in the easterly line of Meadowlark Street for the northwesterly corner of Block 8, Lot 2, the southwesterly corner of Block 8, Lot 1, and the southwesterly corner of this;

THENCE: along the easterly line of Block 8, Lot 1 and the easterly line of Meadowlark Street North 17° 06' 51" East a distance of 100.00 feet to the POINT OF BEGINNING, having an arc of 13,000.00 square feet, 0.298 acres, and subject to all easements and restrictions, existing or of record.



# FILED and RECORDED

Instrument Number: 20251400 B: RP V: 662 P: 372

Filing and Recording Date: 08/25/2025 02:37:02 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script that reads "Rachel L. Geeslin".

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Rachel Lamb Geeslin, County Clerk  
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.