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FILED  
at 11:22 o'clock A.M.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

JUN 11 2026

**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.**

*Dorothy E. Rosta*  
County Clerk Williamson Co., TX

Matter No.: 144243-TX

Date: June 5, 2026

County where Real Property is Located: Williamson

ORIGINAL MORTGAGOR: CHRISTINE CARTER, A MARRIED WOMAN, JOINED HEREIN PRO  
FORMA BY HER SPOUSE, STEVEN REICHMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR LENNAR MORTGAGE, LLC, ITS  
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 8/25/2021, RECORDING INFORMATION: Recorded on 9/10/2021, as Instrument No.  
2021138153

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 2, BLOCK P, OF HUTTO HIGHLANDS  
SECTION 2 PHASE 3, A SUBDIVISION LOCATED IN WILLIAMSON COUNTY, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2020140874, OFFICIAL  
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/4/2026, the foreclosure sale will be conducted in  
Williamson County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the  
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services,  
LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the  
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is  
authorized to collect the debt and to administer any resulting foreclosure of the property securing the above  
referenced loan.



Matter No.: 144243-TX

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**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.**

By: *Hollis Hamilton*  
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Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

JUN 11 2026

Nancy E. Rister  
County Clerk Williamson Co., TX

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

**1. Date, Time, and Place of Sale.**

DATE: August 4, 2026

TIME: 10:00 AM

PLACE: Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

**2. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only party of the property. Pursuant to section 50.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 14, 2022 and recorded as Instrument Number 2022072755, real property records of Williamson County, Texas.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by STEVEN ALLEN SEALES AND DANIELLE KASSI MORNINGSTAR, securing the payment of the indebtedness in the original principal amount of \$360,000.00, and obligations therein described including by not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC is the current mortgagee of the note and deed of trust or contract lien.

**5. Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**6. Property to be Sold.** The property to be sold is described as follows:  
Lot 25, Block G, BRUSHY CREEK MEADOWS SECTION 2, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet Y, Slide 83, Plat Records of Williamson County, Texas.

**7. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Rocket



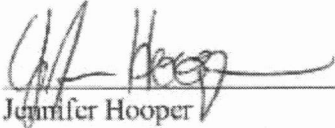
Mortgage, LLC s/b/m to Nationstar Mortgage LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

**8950 Cypress Waters Boulevard  
Coppell, Texas 75019**

- 8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Auction.com, LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
- 9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.


**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.**

Date: 6/4/2026

  
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Jennifer Hooper

**Certificate of Posting**

I am Angela Zavala whose address is 7500 Dallas Pkwy, Suite 200, Plano, Tx. 75024. I declare under penalty of perjury that on June 11, 2026 I filed this Notice of [Substitute] Trustees Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.

  
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Declarant's Name: Angela Zavala

Date: June 11, 2026