FILED
at 11:16 o'clock A M
NOV 05 2026
Nancy E. Rister
County Clerk, Williamson Co., TX

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26-03660
1900 BALSAM WAY, ROUND ROCK, TX 78665

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

Lot 12, Block B, The Meadows at Chandler Creek, Section Three, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet H, Slides 318-319, Plat Records, Williamson County, Texas.

Security Instrument: Deed of Trust dated June 6, 2019 and recorded on June 7, 2019 at Instrument Number 2019050366 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.

Sale Information: January 5, 2027, 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 AMANDA N WILLIAMS AND NATHAN TYLER WILLIAMS secures the repayment of a Note dated June 6, 2019 in the amount of $219,780.00. 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.

4892490

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
Texas Bar No. 24145898
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De Cubas & Lewis, P.C.

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Phone: (954) 453-0365
Fax: (469) 518-4972

Angela Zavala

Substitute Trustee(s): David Ackel, Travis Kaddatz, Violet Nunez, Jacqualine Hughes, Aarti Patel, Ramiro Cuevas, Jami Grady, Aleena Litton, Joshua Sanders, Cary Corenblum, Shawn Schiller, Thalia Tolcr, Daniel McQuade, Daniel Hart, Auction.com LLC, Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala JR, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort Lauderdale, FL 33309

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 5th day of November, 2026, 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).