

FILED
at 2:50 o'clock P M

MAR 19 2026

Nancy E. Ruter
County Clerk, Williamson Co., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 135775-TX

Date: March 16, 2026

County where Real Property is Located: Williamson

ORIGINAL MORTGAGOR: JACKY JONES, A SINGLE MAN
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNIVERSITY FEDERAL CREDIT UNION, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: PennyMac Loan Services, LLC
MORTGAGE SERVICER: PennyMac Loan Services, LLC

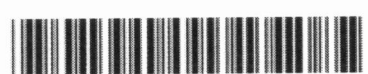
DEED OF TRUST DATED 3/7/2016, RECORDING INFORMATION: Recorded on 3/8/2016, as Instrument No. 2016019043 and later modified by a loan modification agreement recorded as Instrument 2024068646 on 08/28/2024

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A 0.810 ACRE TRACT BEING THE CALLED 0.979 ACRE TRACT AS DESCRIBED IN A DEED TO ANA MARIA MORALES IN DOCUMENT NO. 2011044980, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVING AND EXCEPTING THEREFROM A CALLED 0.170 ACRE TRACT AS ALSO DESCRIBED IN SAID DOCUMENT NO. 2011044980, SAID TRACT BEING OUT OF THE HARDY PACE SURVEY, ABSTRACT NO. 493, WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/5/2026, 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



Matter No.: 135775-TX

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.

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 XOME INC., TEJAS CORPORATE SERVICES LLC, NFPDS-TX LLC, AGENCY SALES AND POSTING, LLC, ALDRIGE 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 Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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
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

EXHIBIT "A"
METES & BOUNDS DESCRIPTION

A 0.810 ACRE TRACT BEING THE CALLED 0.979 ACRE TRACT AS DESCRIBED IN A DEED TO ANA MARIA MORALES IN DOCUMENT NO. 2011044980, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVING AND EXCEPTING THEREFROM A CALLED 0.170 ACRE TRACT AS ALSO DESCRIBED IN SAID DOCUMENT NO. 2011044980, SAID TRACT BEING OUT OF THE HARDY PACE SURVEY, ABSTRACT NO. 493, WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found ½" iron rod with cap marked "TxDOT" in the current northerly R.O.W. line of Highway 49 (A/K/A US 79) for the southwest corner of the herein described tract, same being a point on the east line of a called 40.880 acre tract as described in a deed to Tom Ford and Wendy Ford in Doc. No. 2014000603, Official Public Records of Williamson County, Texas, and being the northwest corner of said Save and Except Tract;

THENCE along the westerly line of the herein described tract, the easterly line of said Ford Tract, North 21°05'43" West, a distance of 191.94 feet (called North 20°56'51" West, a distance of 191.91 feet) to a found pipe, for the northwest corner of the herein described tract, same being the southwest corner of a tract known as the remaining portion of a called 2.860 acre tract as described in a deed to Gerald W. Frank and Judith A. Frank in Doc. No. 2005055808, Official Public Records of Williamson County, Texas;

THENCE along the southerly line of said Frank Tract, same being the northerly line of the herein described tract, North 76°11'37" East, a distance of 185.92 feet (called North 76°09'03" East, a distance of 185.00 feet) to a found ½" iron rod with cap marked "SAM, INC" for the northeast corner of the herein described tract, same being the northwest corner of a tract known as the remaining portion of a called 0.676 acre tract as described in a deed to Gerald Frank and Judith Frank in Doc. No. 2011032505, Official Public Records of Williamson County, Texas (hereinafter referred to as the Frank East Tract);

THENCE along and with the west line of said Frank East Tract, same being the east line of the herein described tract, South 20°49'48" East, a distance of 191.63 feet (called South 20°56'57" East, a distance of 191.85 feet) to a set ½" iron rod, for the southeast corner of the herein described tract, same being the southwest corner of said remaining portion of said Frank East Tract, same being the northwest corner of a called 0.118 acre Save and Except Tract as described in Doc. No. 2008016276, Official Public Records of Williamson County, Texas, and being the northeast corner of said Save and Except Tract recorded in Doc. No. 2011044980;

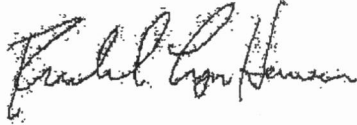
THENCE along the north line of said Save and Except Tract, same being the south line of the herein described tract, same being along the northerly R.O.W. line of said Highway 79, South 76°07'59" West, a distance of 185.00 feet to the **POINT OF BEGINNING** and containing 0.810 acres, more or less.

STATE OF TEXAS §

February 18, 2016

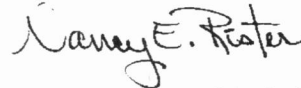
COUNTY OF BASTROP §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Rachel Lynn Hansen,
Registered Professional Land Surveyor
Registration No. 6358

2016019043
Electronically Recorded
OFFICIAL PUBLIC RECORDS



Nancy E. Rister, County Clerk
3/8/2016 11:07 AM

Pages: 12 Fee: \$ 65.00
Williamson County Texas