

OCT 14 2024

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**Nancy E. Ruter  
County Clerk, Williamson Co., TX**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.: 124741-TX

Date: September 10, 2024

County where Real Property is Located: Williamson

ORIGINAL MORTGAGOR: ROBERT BRANDON WHITE AND KRISTI JULIETTE WHITE,  
HUSBAND AND WIFEORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY,  
LTD., A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND  
ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 9/17/2021, RECORDING INFORMATION: Recorded on 9/20/2021, as Instrument No.  
2021143382**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 23, BLOCK B, OF MUSTANG CREEK,  
PHASE 1, A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR  
PLAT THEREOF RECORDED IN DOCUMENT NO. 2020111349, OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/5/2024, 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



Matter No.: 124741-TX

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 ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR., SHARLET WATTS, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** 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