

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: July 27, 2022	Original Mortgagor/Grantor: ELIZAR VEGA
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 227131	Property County: ATASCOSA
Mortgage Servicer: PLANET HOME LENDING, LLC	Mortgage Servicer's Address: 321 RESEARCH PARKWAY, SUITE 303 MERIDEN, CONNECTICUT 06450-8301

* 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.

Secures:Note in the original principal amount of \$218,960.00, executed by ELIZAR VEGA

Property Address/Mailing Address: 1212 WEST GOODWIN STREET, PLEASANTON, TX 78064

Legal Description of Property to be Sold: BEING 0.26 ACRES OF LAND IN THE CITY OF PLEASANTON OUT OF THE CARLOS ESPALIER SURVEY NO. 1553, ABSTRACT 221, ATASCOSA COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO PHYLLIS C. CUCINELLA AND ALEXIS NICOLE DEVER IN THE DEED OF RECORD IN DOCUMENT 186409 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND FURTHER BEING ALL OF LOT 162 AND A PART OR PORTION OF LOT 161, HONEY HILL SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN ON SHEET 57-A (NPC) NEW PLAT CABINET, PLAT RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" PIN ON THE NORTHERLY RIGHT-OF-WAY OF W. GOODWIN FOR THE SOUTHWESTERLY CORNER OF THE LRT RENTALS, LLC LAND AS DESCRIBED IN DOCUMENT 189510 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE NORTH 88° 17' 23" WEST, WITH SAID RIGHT-OF-WAY, A DISTANCE OF 98.41 FEET TO A FOUND 5/8" PIN FOR THE SOUTHEASTERLY CORNER OF LOT 1, COLLIER'S ADDITION SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 393, PAGE 56 OF THE PLAT RECORDS OF ATASCOSA COUNTY, TEXAS AND THE SOUTHWESTERLY CORNER OF LOT 162 AND OF THIS TRACT;

THENCE NORTH 01° 28' 11" EAST, WITH THE COMMON LINE OF SAID LOT 1 AND OF LOT 4, IN ALL A DISTANCE OF 115.30 FEET TO A 2" PIPE CORNER POST FOR THE SOUTHWESTERLY CORNER OF LOT 163 OF THE HONEY HILL SUBDIVISION AND THE NORTHWESTERLY CORNER OF LOT 162 AND OF



THIS
TRACT;

THENCE SOUTH 88° 36' 13" EAST, WITH THE COMMON LINE OF SAID LOT 163 AND OF LOT 164, IN ALL A DISTANCE OF 99.20 FEET THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED LRT RENTALS LLC LAND AND THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE SOUTH 01° 51' 47" WEST, WITH THE COMMON LINE OF SAID LRT RENTALS LLC LAND AND PASSING A 4X4 CORNER POST AT 1.39 FEET, IN ALL A DISTANCE OF 115.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES OF LAND, MORE OR LESS

Date of Sale: May 7, 2024

Earliest time Sale will begin: 12:00 PM

Place of sale of Property: "At the west porch to the Atascosa County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *PLANET HOME LENDING, LLC*, the owner and holder of the Note, has requested Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz whose address is 1320 Greenway Dr. Suite 300 Irving, TX 75038 OR Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *PLANET HOME LENDING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz whose address is 1320 Greenway Dr. Suite 300 Irving, TX 75038 OR Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz whose address is 1320 Greenway Dr. Suite 300 Irving, TX 75038 OR Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Alexis Martin

SUBSTITUTE TRUSTEE

Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz OR Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki , Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

FILED FOR RECORD

2024 MAR 28 AM 8:49

THERESA GARRASCO
ATASCOS COUNTY CLERK

BY Je DEPUTY