

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

2025 MAY -8 PM 3: 25

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: June 3, 2025

TIME: 01:00 PM

PLACE: Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645, 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 part 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 6, 2023 and recorded in Book 2261 at Page 578, real property records of Hill County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Alexander Land and Natasha Land, securing the payment of the indebtedness in the original principal amount of \$379,000.00, and obligations therein described including by not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Planet Home Lending, 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:
Field notes for the survey of that certain lot, tract, or parcel of land being all of Lot 2 of the Lake Whitney Star Ranch, Phase 1 Subdivision in Hill County, Texas, according to plat recorded in Slide A-187 of the Official Plat Records of Hill County. Said land is all that certain tract described in a deed from Lake Whitney Star Ranch, L.L.C. to Rumfield's Custom Homes, inc. recorded in Volume 1833, Page 3 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the south line of F.M. Highway 1713 for the northwest corner of said Lot 2, said rod being N58°59'21"E 257.80 feet from a 5/8" iron rod with cap stamped "DBS SURVEYORS" found at the intersection of the east line of Star Ranch Drive with



the south line of F.M. Highway 1713 for the northwest corner of said Lot 1 of said Subdivision;

THENCE with the south line of F.M. Highway 1713, N58°59'21"E 265.21 feet to a 1/2" iron rod set for the northeast corner of said Lot 2;

THENCE S30°39'19"E 157.78 feet to a 5/8" iron rod found with cap stamped "DBS SURVEYORS" and S19°39'33"W 287.15 feet to a 5/8" iron rod found with cap stamped "DBS SURVEYORS" in the north line of a cul-de-sac at a bend in Star Ranch Drive for the southeast corner of said Lot 2;

THENCE with the north line of said cul-de-sac and along a curve to the left having a radius of 50.0 feet, S73°56'58"W for a chord distance of 57.63 feet, an arc distance of 61.42 feet, to a 5/8" iron rod found for the southwest corner of said Lot 2;

THENCE N28°37'13"W 325.17 feet to the place of beginning, containing 1.636 acres of land.

A plat of even date accompanies these field notes.

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. Planet Home Lending, LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

**10 Research Parkway, Suite 2
Wallingford, Connecticut 06492**

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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, 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: 5/7/2025


Jennifer Hooper

Certificate of Posting

I am Donna Stockman whose address is 1320 Greenway Dr, suite 780, Irving, TX 75038. I declare under penalty of perjury that on 5/8/25 I filed this Notice of [Substitute] Trustees Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.



Declarant's Name: Donna Stockman

Date: 5/8/25