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25-313361

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2024 MAY 14 PM 12:38

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: 4/15/2024	Original Mortgagor/Grantor: Morris Keitt Wood
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DEED OF TRUST, AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: 2313 Page: 831 Instrument No:	Property County: HILL
Mortgage Servicer: Planet Home Lending, LLC	Mortgage Servicer's Address: 321 Research Parkway Suite 303, Meriden CT 06450

* 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 \$253,777.00, executed by Morris Keitt Wood and payable to the order of Lender.

Property Address/Mailing Address: 39084 CEDAR TRL, WHITNEY, TX 76692

Legal Description of Property to be Sold: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF WHITNEY, COUNTY OF HILL, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

FIELD NOTES FOR THE SURVEY OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOT 84 OF THE WHITE BLUFF THIRTY-NINE SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE B-161 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM LISA BERANEK CHANDLER AS INDEPENDENT EXECUTRIX OF THE ESTATE OF ROBERT• L. BERANEK, JR. AND LANA BERANEK TO LISA BERANEK CHANDLER RECORDED IN VOLUME 1767, PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF CEDAR TRAIL WITH THE EAST LINE OF SPRINGWILLOW COURT FOR THE SOUTHWEST CORNER OF SAID LOT 84:

THENCE WITH THE EAST LINE OF SPRINGWILLOW COURT, N36°09'56"E 100.01 FEET TO A 1/2" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE EAST LINE OF SPRINGWILLOW COURT AND ALONG SAID CURVE HAVING A RADIUS OF 238.89 FEET, N40°46'22"E FOR A CHORD DISTANCE OF 39.73 FEET, AN ARC DISTANCE OF 39.78 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 84;



THENCE S53°10'38"E 77.71 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 84; THENCE S36°07.05"W 139.26 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF CEDAR TRAIL FOR THE SOUTHEAST CORNER OF SAID LOT 84;

THENCE WITH THE NORTH LINE OF CEDAR TRAIL, N53°27'29"W 81.01 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.258 ACRES OF LAND.

Date of Sale: July 07, 2026

Earliest time Sale will begin: 1:00PM

Place of sale of Property: Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645

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 AUCTION.COM, LLC whose address is 1 Mauchly Irvine, CA 92618 OR TEJAS CORPORATE SERVICES, LLC 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, AUCTION.COM, LLC whose address is 1 Mauchly Irvine, CA 92618 OR TEJAS CORPORATE SERVICES, LLC 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 AUCTION.COM, LLC whose address is 1 Mauchly Irvine, CA 92618 OR TEJAS CORPORATE SERVICES, LLC 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.



SUBSTITUTE TRUSTEE

Auction.com LLC or Tejas Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:

(470)321-7112