

### 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)

<b>Deed of Trust Date:</b> October 20, 2023	<b>Original Mortgagor/Grantor:</b> JERRY W, RICHARDSON JR. AND SHAWNA L. RICHARDSON
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS BENEFICIARY, AS NOMINEE FOR SOCIETY MORTGAGE., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> PLANET HOME LENDING, LLC
<b>Recorded in:</b> <b>Volume:</b> 433 <b>Page:</b> 16 <b>Instrument No:</b> N/A	<b>Property County:</b> FALLS
<b>Mortgage Servicer:</b> PLANET HOME LENDING, LLC	<b>Mortgage Servicer's Address:</b> 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 \$222,222.00, executed by JERRY RICHARDSON JR and payable to the order of Lender.

**Property Address/Mailing Address:** 910 ST CHARLES CT, MARLIN, TX 76661

**Legal Description of Property to be Sold:** BEING LOT TWENTY ONE (21), BLOCK ONE (1), RADLE SUBDIVISION, CITY OF MARLIN, FALLS COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 2, PAGE 32, PLAT RECORDS OF FALLS COUNTY, TEXAS.

<b>Date of Sale:</b> June 3, 2025	<b>Earliest time Sale will begin:</b> 11:00 AM
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**Place of sale of Property:** The south entrance steps leading through the south courthouse door to the second floor of the Falls County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners 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 Pete Florez whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Pete Florez, Kevin Key, Jay Jacobs, Donna Stockman, David Stockman, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 LANDMARK BLVD, SUITE 850,

At 11:45 o'clock AM



ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY [Signature] DEPUTY

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, Pete Florez whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Pete Florez, Kevin Key, Jay Jacobs, Donna Stockman, David Stockman, Zachary Florez, Orlando Rosas or Bobby Brown 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 Pete Florez whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Pete Florez, Kevin Key, Jay Jacobs, Donna Stockman, David Stockman, Zachary Florez, Orlando Rosas or Bobby Brown 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

Pete Florez OR Pete Florez, Kevin Key, Jay Jacobs, Donna Stockman, David Stockman, Zachary Florez, Orlando Rosas or Bobby Brown, Trustee

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

FILED  
At 11:00 o'clock AM

APR 24 2025

ELIZABETH PEREZ, COUNTY CLERK  
FALES COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY