

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: June 21, 2024	Original Mortgagor/Grantor: BRANDY SALAZAR AND JOSHUA E. SALAZAR
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 00017014	Property County: FALLS
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 \$315,000.00, executed by BRANDY SALAZAR; JOSHUA E. SALAZAR and payable to the order of Lender.

Property Address/Mailing Address: 310 N ORCHARD, ROSEBUD, TX 76570

Legal Description of Property to be Sold: LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF FALLS, AND STATE OF TX AND BEING DESCRIBED IN A DEED DATED 06/14/2024 AND RECORDED 06/21/2024 IN BOOK / PAGE / INSTRUMENT NUMBER: 00443 / 00594 / 00017013 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

THE FOLLOWING DESCRIBED PROPERTY, TO-WIT

BEING A 0.37 ACRE TRACT OF LAND IN FALLS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO ALFREDO A. CISNEROS, ET UX, RECORDED IN VOLUME 327, PAGE 856 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS, SAME BEING ALL OF LOTS 1 AND 2 AND THE NORTH 7.5 FEET OF 3, BLOCK NO. 3, NORTHEAST ADDITION, TO THE CITY OF ROSEBUD, ACCORDING TO THE PLAT OF RECORD IN PLAT BOOK 2, PAGE 15, PLAT RECORDS OF FALLS COUNTY, TEXAS. SAID 0.37 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF ABOVE MENTIONED LOT 1, BLOCK 3, NORTHEAST ADDITION, LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF N. ORCHARD DRIVE, A CALLED 60 FEET WIDE RIGHT-OF- WAY (MEASURED 59.8'), AT ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AVENUE F, A CALLED 60 FEET WIDE RIGHT-OF-WAY;

At 11:35 o'clock A M



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

18 2025

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 3, NORTHEAST ADDITION AND PART WAY ALONG THE SOUTH RIGHT-OF-WAY LINE OF E. AVENUE F AND A SOUTH LINE OF LOT 1, BLOCK NO. 3, HALBERTS ADDITION, PART ONE, TO THE CITY OF ROSEBUD, ACCORDING TO THE PLAT OF RECORD IN PLAT BOOK 2, PAGE 40, PLAT BOOK RECORDS OF FALLS COUNTY, TEXAS, NORTH 58 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A FOUND 1/2" IRON ROD;

THENCE ALONG THE EAST LINE OF LOTS 1, 2 AND 3, BLOCK 3, NORTHEAST ADDITION, SOUTH 30 DEGREES 40 MINUTES 45 SECONDS EAST, A DISTANCE OF 107.50 FEET TO A SET 1/2" IRON ROD WITH YELLOW CAP AT THE NORTHEAST CORNER OF A TRACT OF LAND TO BRENDAN DUNN, ET UX, VOLUME 247, PAGE 829, OFFICIAL RECORDS OF FALLS COUNTY, TEXAS, FROM WHICH A FOUND 1/2" IRON ROD BEARS NORTH 49 DEGREES 24 MINUTES 26 SECONDS EAST, A DISTANCE OF 2.2 FEET;

THENCE CROSSING LOT 3, BLOCK 3, NORTHEAST ADDITION, ALONG THE SOUTH LINE OF SAID CISNEROS TRACT, SAME BEING THE NORTH LINE OF SAID DUNN TRACT, SOUTH 58 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A SET 1/2" IRON ROD WITH YELLOW CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF N. ORCHARD DRIVE, FROM WHICH A FOUND 1/2" IRON ROD BEARS NORTH 63 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 2.4 FEET;

THENCE ALONG THE EASTERLY. RIGHT-OF-WAY LINE OF N. ORCHARD DRIVE, NORTH 30 DEGREES 40 MINUTES 45 SECONDS WEST, A DISTANCE OF 107.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRES OF LAND..

Date of Sale: November 4th, 2025	Earliest time Sale will begin: 10:00AM
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Place of sale of Property: Falls County Courthouse, 125 Bridge Street, Marlin, TX 76661 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