

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: August 10, 2011	Original Mortgagor/Grantor: BETTY PETTY
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK ITS SUCCESSORS AND ASSIGNS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: 0879 Page: 0600 Instrument No: N/A	Property County: TRINITY
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 \$203,430.00, executed by BETTY PETTY and payable to the order of Lender.

Property Address/Mailing Address: 208 N POINT DR, TRINITY, TX 75862

Legal Description of Property to be Sold: LOT NO 9, HARBOR POINT SUBDIVISION, SECTION F, A SUBDIVISION IN TRINITY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, SLIDE 310, REPLATTED IN CABINET A, SLIDE 322 BOTH OF THE PLAT RECORDS OF TRINITY COUNTY, TEXAS. APN#: R41049.

Date of Sale: September 2, 2025	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: On the center steps of the Trinity 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 Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Christine Wheelless, Phillip Hawkins, Kevin Key and Jay Jacobs 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, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Christine Wheelless, Phillip Hawkins, Kevin Key and Jay Jacobs 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 Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Christine Wheelless, Phillip Hawkins, Kevin Key and Jay Jacobs 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.

Sharon St. Pierre 6:26:2025

SUBSTITUTE TRUSTEE

Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre OR Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Christine Wheelless, Phillip Hawkins, Kevin Key and Jay Jacobs, Trustee

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

at 4:15 FILED o'clock 6 M

JUN 26 2025

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
By Shasta Bergman Deputy