

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 122265-TX

Date: April 5, 2024

County where Real Property is Located: Waller

ORIGINAL MORTGAGOR: REYNALDO FRESNILLO AND ELVIA JUDITH FRESNILLO,
HUSBAND AND WIFEORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR DRAPER AND KRAMER
MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PLANET HOME LENDING, LLC

MORTGAGE SERVICER: PLANET HOME LENDING, LLC

DEED OF TRUST DATED 12/16/2022, RECORDING INFORMATION: Recorded on 12/19/2022, as Instrument
No. 2216076

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL THAT CERTAIN TRACT OR
PARCEL OF LAND CONTAINING 1.680 ACRES OF LAND, MORE OR LESS, IN THE JUSTO LIENDO
SURVEY, ABSTRACT 41, WALLER COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN
CALLED 25.678 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 1425,
PAGE 680 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS, SAID 1.680 ACRE TRACT
BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/4/2024, the foreclosure sale will be conducted in
Waller County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

PLANET HOME LENDING, LLC is acting as the Mortgage Servicer for PLANET HOME LENDING, LLC who
is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PLANET HOME
LENDING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PLANET HOME LENDING, LLC
321 Research Parkway Ste 303
Meriden, CT 06450



Matter No.: 122265-TX

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, RAMIRO CUEVAS, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, MEGAN RANDLE, EBBIE MURPHY, ROBERT RANDLE, MEGAN L. RANDLE, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: _____

Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

TS# 122265-TX

EXHIBIT "A"

BEING all that certain tract or parcel of land containing 1.680 acres of land, more or less, in the Justo Liendo Survey, Abstract 41, Waller County, Texas, same being out of that certain called 25.678 acre parcel as described by instrument recorded in Volume 1425, Page 680 of the Official Records of Waller County, Texas, said 1.680 acre tract being more particularly described by metes and bounds, as follows, to wit:

BEGINNING at a 1/2 inch iron rod found for corner, same being the POINT OF BEGINNING and most southerly southeast corner of the tract herein described, and same being a southwesterly interior corner of that certain called 25.149 acre parcel as described by instrument recorded in Clerk's File No. 1506493 of the Official Records of Waller County, Texas, and same being the most southerly southeast corner of said called 25.678 acre parcel;

THENCE, with said common line, South 84 degrees 23 minutes 34 seconds West, a distance of 295.16 feet to a 1/2 inch iron rod found for corner, same being the most southerly southwest corner of said called 25.678 acre parcel, same being in the easterly line of that certain called 18.495 acre parcel as described by instalment recorded in Volume 310, Page 215 of the Deed Records of Waller County, Texas, same being a northwesterly exterior corner of said called 25.149 acre parcel, and same being the most southerly southwest corner of the tract herein described;

THENCE, with said common line, North 02 degrees 53 minutes 26 seconds West, a distance of 34.07 feet to a 5/8 inch iron rod found for corner, same being the most northerly northeast corner of said called 18.495 acre parcel, same being the most southerly southeast corner of that certain called 35.000 acre parcel as described by instrument recorded in Volume 317, Page 640 of the Deed Records of Waller County, Texas, same being a westerly interior corner of said called 25.678 acre parcel, and same being a westerly interior corner of the tract herein described;

THENCE, with said common line, North 01 degree 54 minutes 13 seconds West, a distance of 195.01 feet to a 1/2 inch iron rod set for corner, same being in a southwesterly line of said called 25.678 acre parcel, same being the most southerly southwest corner of that certain Tract 6 called 3.000 acre parcel this day herein described, same being in the northeasterly line of said called 35.000 acre parcel, and same being the most northerly northwest corner of the tract herein described;

THENCE, with said common line, North 86 degrees 59 minutes 43 seconds East, pass at a distance of 333.55 feet a 1/2 inch iron rod found for corner, same being the most southerly southwest corner of that certain 1.479 acre parcel (30 Ft. Access Easement) as described by instrument recorded in Clerk's File No. 2214949 of the Official Records of Waller County, Texas, in all a distance of 365.28 feet to a 1/2 inch iron rod found for corner, same being the most southerly southeast corner of said Tract 6 called 3.000 acre parcel this day herein described, same being in a southeasterly line of said called 25.678 acre parcel, same being in a northwesterly line of said called 25.149 acre parcel, and same being the most northerly northeast corner of the tract herein described;

THENCE, with said common line, South 15 degrees 59 minutes 32 seconds West, a distance of 228.06 feet to the POINT OF BEGINNING of the tract herein described and containing 1.680 acres of land, more or less. All bearings noted herein are based on the Texas Coordinate System of 1983, South Central Zone 4204. For Reference Refer to Boundary Survey Plat, Prepared by A-Survey, Inc., Dated December 12 2022.



FILED AND RECORDED

Instrument Number: 24-039

Filing and Recording Date: 04/11/2024 04:21:15 PM Pages: 4 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To: