



25-280014

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: December 16, 2022	Original Mortgagor/Grantor: REYNALDO FRESNILLO AND ELVIA JUDITH FRESNILLO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DRAPER AND KRAMER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2216076	Property County: WALLER
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 \$237,840.00, executed by REYNALDO FRESNILLO and payable to the order of Lender.

Property Address/Mailing Address: 36677 BRUMLOW RD, HEMPSTEAD, TX 77445

Legal Description of Property to be Sold: 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.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE "A" AS TO AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMAL IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE "B" HEREOF.

TAX ID: 267514

Date of Sale: May 6, 2025	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Waller County Courthouse, 836 Austin Street, Hempstead, TX 77445

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*,

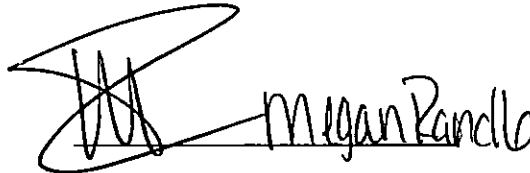
the owner and holder of the Note, has requested Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Alecna Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Megan Randle, Ebbie Murphy, Robert Randle whose address is 1 MAUCHLY IRVINE, CA 92618 Megan Randle, Robert Randle or Ebbie Murphy 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, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Alecna Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Megan Randle, Ebbie Murphy, Robert Randle whose address is 1 MAUCHLY IRVINE, CA 92618 Megan Randle, Robert Randle or Ebbie Murphy 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 Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Alecna Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Megan Randle, Ebbie Murphy, Robert Randle whose address is 1 MAUCHLY IRVINE, CA 92618 Megan Randle, Robert Randle or Ebbie Murphy 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.

A handwritten signature in black ink, appearing to read "Megan Randle". The signature is stylized with a large, sweeping initial "M" and "R".

SUBSTITUTE TRUSTEE

Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Alecna Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Megan Randle, Ebbie Murphy, Robert Randle OR Megan Randle, Robert Randle or Ebbie Murphy, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

FILED AND RECORDED

Instrument Number: 25-030

Filing and Recording Date: 04/03/2025 02:50:52 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, 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: