

Original

25-270862

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 27, 2012	Original Mortgagor/Grantor: SERGIO CISNEROS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GOLD STAR MORTGAGE FINANCIAL GROUP, CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: N/A. Page: N/A. Instrument No: 20123582	Property County: GILLESPIE
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 \$108,102.00, executed by SERGIO CISNEROS and payable to the order of Lender.

Property Address/Mailing Address: 217 GREEN MEADOWS LN, FREDERICKSBURG, TX 78624

Legal Description of Property to be Sold: LOT NO 2, BLOCK NO. 2, GREEN MEADOWS, AN ADDITION TO THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 1, PAGES 94 AND 186, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

Date of Sale: MAY 06, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Gillespie County Courthouse, 101 West Main Street, Fredericksburg, TX 78624 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 Martha Rossington, T. Reynolds Rossington, Kevin Key, Jay Jacobs, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Martha Rossington, T. Reynolds Rossington, Kevin Key or 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.



FILED

LINDSEY BROWN

COUNTY CLERK-Gillespie Co., Texas

By Stephanie Duest

Deputy

Posted at 10:49 am

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, Martha Rossington, T. Reynolds Rossington, Kevin Key, Jay Jacobs, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Martha Rossington, T. Reynolds Rossington, Kevin Key or 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 Martha Rossington, T. Reynolds Rossington, Kevin Key, Jay Jacobs, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Martha Rossington, T. Reynolds Rossington, Kevin Key or 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.


SUBSTITUTE TRUSTEE

Martha Rossington, T. Reynolds Rossington, Kevin Key, Jay Jacobs, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Vanna Ho, Auction.com OR Martha Rossington, T. Reynolds Rossington, Kevin Key or Jay Jacobs , Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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