

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)

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| Deed of Trust Date: April 27, 2021 | Original Mortgagor/Grantor: JEREMY STEPHEN STRICKLIN |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC |
| Recorded in: Volume: 589 Page: 545 Instrument No: 2021-000708 | Property County: MORRIS |
| Mortgage Servicer: Planet Home Lending, LLC | Mortgage Servicer's Address: 321 Research Parkway Suite 303, Meriden CT 06450 |

FILED IN RECORD MORRIS COUNTY, TEXAS 2021 MAR 28 PM 2:20

* 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 \$141,717.00, executed by JEREMY STRICKLIN and payable to the order of Lender.

Property Address/Mailing Address: 100 SMITH ST, NAPLES, TX 75568

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.809 ACRE OF LAND SITUATED IN THE F.J. STARR SURVEY, A-252, CITY OF NAPLES, MORRIS COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CONVEYED FROM JIM GARZA, EX UX TO HAROLD JAYNE, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 537, PAGE 541, OF THE MORRIS COUNTY DEED RECORDS (MCDR), SAID 0.809 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD 83) NORTH CENTRAL ZONE, TO WIT;

BEGINNING AT A 1/2" IRON ROD FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID JAYNE TRACT AND SOUTHWEST CORNER OF A TRACT WHICH WAS CONVEYED FROM EARL VESTAL BARNETT TO ERIC J. PLAISANCE, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 562, PAGE 51, LYING IN THE EAST RIGHT OF WAY (R-O-W) LINE OF BAKER STREET, A PUBLIC ROAD;

THENCE DEPARTING BAKER STREET, N88°08'40"E, 144.58 FEET, ALONG THE COMMON LINE OF SAID JAYNE TRACT AND SAID PLAISANCE TRACT TO A SPIKE WITH WASHER SET FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID JAYNE TRACT AND NORTHWEST CORNER OF A TRACT WHICH WAS CALLED ¼ ACRE AND CONVEYED FROM THE CITY OF NAPLES TO MARTIN VISSERING, BY AN INSTRUMENT OF RECORD IN VOLUME 405, PAGE 467 MCDR, FROM WHICH A ½" IRON ROD FOUND FOR SOUTHEAST CORNER OF SAID PLAISANCE TRACT BEARS N88°08'40" E, 60.63 FEET,

THENCE S 01°09'00" E, 239.61 FEET, ALONG THE COMMON LINE OF SAID JAYNE TRACT, SAID ¼ ACRE TRACT AND A TRACT WHICH WAS CALLED ½ ACRE AND CONVEYED FROM CONNIE TUCK VISSERING TO RAY JACKSON, BY AN INSTRUMENT OF RECORD IN VOLUME 471, PAGE 20, MCDR,



TO A FENCE POST FOUND FOR SOUTHEAST CORNER BEING THE SOUTHEAST CORNER OF SAID JAYNE TRACT AND SAID ½ ACRE TRACT, LYING IN THE NORTH R-O-W LINE OF SMITH STREET, A PUBLIC ROAD;

THENCE S 84°22'42" W, 144.43 FEET, ALONG THE COMMON LINE OF SAID JAYNE TRACT AND NORTH R- O-W LINE OF SMITH STREET TO A SPIKE WITH WASHER SET FOR SOUTHWEST CORNER, LYING IN THE EAST R-O-W LINE OF BAKER STREET;

THENCE DEPARTING SMITH STREET, N 01°17'01" W, 249.09 FEET, ALONG THE COMMON LINE OF JAYNE TRACT AND EAST R-O-W LINE OF BAKER STREET TO THE PLACE OF BEGINNING, CONTAINING 0.809 ACRE OF LAND, MORE OR LESS.

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| Date of Sale: May 07, 2024 | Earliest time Sale will begin: 10:00 AM |
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Place of sale of Property: Morris County Courthouse, 500 Broadnax Street, Daingerfield, TX 75638 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, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Misty McMillan, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont or Allan Johnston 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, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Misty McMillan, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont or Allan Johnston 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, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Misty McMillan, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont or Allan Johnston 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

A handwritten signature in black ink, appearing to read "Harriett Fletcher", written over a horizontal line.

SUBSTITUTE TRUSTEE

Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl
LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos,
Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana
Kamin, Misty McMillan, Auction.com, Trustee

Posted March 28, 2024.

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