

25-00165
121 E GUADALUPE ST, LA GRANGE, TX 78945

FILED

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

MAY 13 2025
1:00 PM
Brenda Fietsam
CO. CLERK, FAYETTE CO., TEXAS

Property: The Property to be sold is described as follows:

See Exhibit "A"

Security Instrument: Deed of Trust dated February 19, 2010 and recorded on March 1, 2010 at Book 1511 and Page 492 Instrument Number 10-1041 in the real property records of FAYETTE County, Texas, which contains a power of sale.

Sale Information: July 1, 2025, at 10:00 AM, or not later than three hours thereafter, at the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by QUIONTUS SCOTT JR secures the repayment of a Note dated February 19, 2010 in the amount of \$117,888.00. PLANET HOME LENDING, LLC, whose address is c/o Planet Home Lending, 321 Research Parkway Suite 303, Meriden, CT 06450-8301, is the current mortgagee of the Deed of Trust and Note and Planet Home Lending is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4842890

Mary Company

De Cubas & Lewis, P.C.
Mary Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Pete Florez

Substitute Trustee(s): Megan Randle, Ebbie Murphy,
Robert Randle, ~~Kristopher Holub~~, Dylan Ruiz, Amy
Ortiz||Pete Florez, Megan L. Randle, Ebbie Murphy,
Jennyfer Sakiewicz, Debby Jurasek

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, *Pete Florez*, declare under penalty of perjury that on the *13* day of
May, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of FAYETTE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Exhibit "A"

Legal description of land:

FIELD NOTE DESCRIPTION OF 0.182 ACRES OF LAND IN THE JOHN H. MOORE 1/2 LEAGUE, ABSTRACT NO. 71, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF LOT 5, BLOCK 46 OF THE JOHN H. MOORE PLAN OF THE CITY OF LA GRANGE, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (0.211 ACRE) TRACT OF LAND CONVEYED TO CHARLEEN WILSON IN A DEED AS RECORDED IN VOLUME 444 PAGE 527 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the northwesterly right-of-way line of Guadalupe Street being at the common southerly corner of Lots 4 and 5, Block 46, of the John H. Moore Plan of the City of La Grange, and also being at the most southerly corner of that certain (Lot 4) conveyed to Meiners Minerals Partners, Ltd. in a deed as recorded in Volume 986 Page 633 of the Deed Records of Fayette County, Texas, and being at the most easterly corner of that certain (0.211 acre) tract of land conveyed to Charleen Wilson in a deed as recorded in Volume 444 Page 527 of the Deed Records of Fayette County, Texas, and being for the most easterly corner of the tract herein described, and from which another 1/2" iron rod found bears N 60 deg. 02' 38" E 224.89 feet,

THENCE, with the northwesterly right-of-way line of Guadalupe Street, S 59 deg. 58' 59" W 96.91 feet to 1/2" iron rod found at the most easterly corner of that certain (0.129 acre) tract of land conveyed to Dan S. Keen and Ballan G. Keen in a deed as recorded in Volume 1148 Page 863 of the Official Records of Fayette County, Texas, and being for the most southerly corner of this tract,

THENCE, leaving said right-of-way line, and over and across said Lot 5, being with the common line between the Keen tract and the Wilson tract, N 30 deg. 15' 59" W 81.00 feet to a 1/2" iron rod found at the base of a fence corner post in the common line between Lots 5 and 6, Lot 6 having been conveyed to Millie Luecke in a deed as recorded in Volume 482 Page 283 of the Deed Records of Fayette County, Texas, and being for the most westerly corner of this tract,

THENCE, with the common line between said Lots 5 and 6, also being the common line between the Wilson tract and the Luecke tract N 59 deg. 02' 34" E 96.73 feet to a 1/2" iron rod found at the base of fence corner post at the common corner between Lots 3, 4, 5, and 6, all of said Block 46, and being for the most northerly corner of this tract,

THENCE, with the common line between said Lots 4 and 5, also being the common line between the Wilson tract and the Meiners tract, S 30 deg. 23' 54" E 82.59 feet to the PLACE OF BEGINNING, in all containing 0.182 acres of land.