

25-01336
653 NELSON ST, SEALY, TX 77474

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

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated April 22, 2021 and recorded on May 3, 2021 at Instrument Number 212414 in the real property records of AUSTIN County, Texas, which contains a power of sale.

Sale Information: June 3, 2025, at 1:00 PM, or not later than three hours thereafter, at the Austin County Courthouse in the foyer, 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 FLOYD LARK secures the repayment of a Note dated April 22, 2021 in the amount of \$135,554.00. 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.

FILED

2025 APR 10 AM 8:30

[Signature]
COUNTY CLERK
AUSTIN COUNTY, TEXAS



4839659

2025-0013

Mary Company

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

Megan Randle

Substitute Trustee(s): Reid Ruple, Kathleen Adkins,
Evan Press, Christian Brooks, Michael Kolak,
Kristopher Holub, Joshua Sanders, Jami Grady, Amy
Oian, Aleena Litton, Crystal Koza, Matthew Hansen,
Ramiro Cuevas, Cary Corenblum, Dana Dennen,
Cindy Dennen, Traci Yeaman, Megan Randle, Ebbie
Murphy, Robert Randle||Megan L. Randle, Ebbie
Murphy, Pete Florez, Debby Jurasek, Jennyfer
Sakiewicz

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

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of AUSTIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

2025-0013

Exhibit A

Legal Description

BEING A 0.335 ACRE TRACT OF LAND BEING A PORTION OF LOT 99 IN BLOCK ONE IN THE WALKER ADDITION OF AUSTIN COUNTY, TEXAS, AND BEING THE SAME PREMISES CONVEYED TO AMADA HAYMOND AND RECORDED IN THE AUSTIN COUNTY DEED RECORDS IN VOLUME 96 PAGE 18, FILE 15 TO WHICH REFERENCE IS HERE MADE FOR A BETTER DESCRIPTION OF SAID PREMISES, AND SAID 0.335 ACES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (NOTE: THE BASIS OF BEARINGS IS SOUTH 45° 00' 00" WEST ALONG THE SOUTHEAST PROPERTY LINE) BEGINNING AT A SET 5/8" IRON ROD IN THE NORTHWESTERLY RIGHT OF WAY OF WRIGHT ROAD ALSO BEING THE EASTERLY CORNER OF LOT 38, BLOCK 1 OF THE WALKER ADDITION CURRENTLY OWNED BY MORES JOINER, AS RECORDED IN VOLUME 702 PAGE 800 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 45° 00' 00" WEST ALONG THE NORTHEASTERLY LINE OF SAID JOINER TRACT; A DISTANCE OF 125.00 FEET (DEED) TO A SET 5/8" IRON ROD BEING THE NORTHERLY CORNER OF SAID JOINER TRACT, ALSO BEING THE EASTERLY CORNER OF LOT 18, BLOCK 1 OF THE WALKER ADDITION CURRENTLY OWNED BY SANDRA MICHELLE LEE AS RECORDED IN THE CLERKS FILE NUMBER 944-1388 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 45° 00' 00" EAST ALONG A DISTANCE OF 116.66 FEET (DEED) TO A SET 5/8" CAPPED BAN ROD IN THE SOUTHWESTERLY RIGHT OF WAY OF NELSON ROAD, ALSO BEING THE NORTHERLY CORNER OF THE HERETO DESCRIBED TRACT; THENCE SOUTH 45° 00' 00" EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF NELSON ROAD A DISTANCE OF 125.00 FEET (DEED) TO A SET 5/8" CAPPED IRON ROD IN THE NORTHWESTERLY RIGHT OF WAY OF WRIGHT ROAD, ALSO BEING THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 45° 00' 00" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY OF WRIGHT ROAD A DISTANCE OF 116.66 FEET (DEED) TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 0.335 ACRES (14,582.500 SQ FT) OF LAND.

Parcel ID: R15286

Commonly known as: 653 Nelson Street, Sealy, TX 77474

Instrument 9 202973
7/18/2020 11:46 AM

STATE OF TEXAS COUNTY OF AUSTIN
I certify that this instrument was filed on the
date and time stamped on the end was recorded in the
Official Public Records of Austin County, Texas.

Carrie Greener, County Clerk
Austin County, Texas

By *Carrie Greener*

2025-0013