

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: October 15, 2021	Original Mortgagor/Grantor: FRANK E. STIGLER JR.
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS BENEFICIARY, AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-003614	Property County: EASTLAND
Mortgage Servicer: PLANET HOME LENDING, LLC	Mortgage Servicer's Address: 321 RESEARCH PARKWAY SUITE 303, MERIDEN CT 06450

* 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 \$252,131.00, executed by FRANK STIGLER JR and payable to the order of Lender.

Property Address/Mailing Address: 2617 COUNTY RD 454, RANGER, TX 76470

Legal Description of Property to be Sold: FIELD NOTES OF A SURVEY OF REAL PROPERTY AND IMPROVEMENTS SITUATED ON 50.00 ACRES OF LAND OUT OF AND PART OF A 59.392 ACRE PARENT TRACT CONVEYED TO ROBERT L. BAILEY, ET. UX. BY DEED FILED OF RECORD IN VOLUME 1907 PAGE 27 OF THE OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, SAID LAND BEING SITUATED IN THE MARK HALEY SURVEY, ABSTRACT NO. 156, EASTLAND COUNTY, TEXAS. THIS SURVEY OF SAID 50.00 ACRES BEING MADE FOR BOB BAILEY BY VIRTUE OF HIS REQUEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD FOUND AT A 4" PIPE FENCE CORNER POST FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT AND NORTHWEST CORNER OF ROBERT L. BAILEY, ET. UX. 59.392 ACRE PARENT TRACT, SAID POINT ALSO BEING IN THE EAST LINE OF J. J. BILHARTZ, SR. 149.7 ACRE TRACT DESCRIBED IN VOLUME 1522 PAGE 213, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS AND ALSO BEING IN THE RECOGNIZED WEST LINE OF THE MARK HALEY SURVEY, AND EAST LINE OF THE M. J. EDWARDS SURVEY AND BEING LOCATED N 89 DEGREE 44' 14"E 703.49 FEET AND S 00 DEGREE 29' 40" W 36.38 FEET FROM THE WESTERLYMOST SOUTHWEST CORNER OF THE MARK HALEY SURVEY.

THENCE N 89 DEGREE 20' 01" E, 1969.18 FEET ALONG AN EXISTING FENCE LINE ON THE NORTH LINE OF THIS DESCRIBED TRACT AND NORTH LINE OF ROBERT L. BAILEY, ET. UX. 59.392 ACRE PARENT TRACT, SAME BEING THE SOUTH LINE OF EASTLAND COUNTY ROAD NO. 454, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT.



RECEIVED 1.59 P
MAY JENTHO, COUNTY CLERK

OCT 30 2025

EASTLAND COUNTY, TEXAS
By BP Deputy

THENCE S 00 DEGREE 35' 24" E, 1100.99 FEET WITH THE EAST LINE OF THIS DESCRIBED TRACT, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET AT ITS INTERSECTION WITH THE SOUTH LINE OF ROBERT L. BAILEY, ET. UX. 59.392 ACRE PARENT TRACT, SAME BEING IN THE NORTH LINE OF THE WRIGHT-TRUEX FAMILY TRUST 100 ACRE TRACT DESCRIBED IN DOCUMENT #2013-003164, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT.

THENCE S 89 DEGREE 22' 14" W, 1989.45 FEET ALONG AN EXISTING FENCE LINE ON THE SOUTH LINE OF THIS DESCRIBED TRACT AND SOUTH LINE OF ROBERT L. BAILEY, ET. UX. 59.392 ACRE PARENT TRACT, SAME BEING THE NORTH LINE OF THE WRIGHT-TRUEX FAMILY TRUST 100 ACRE TRACT, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET AT A 4" PIPE FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT AND NORTHWEST CORNER OF SAID THE WRIGHT-TRUEX FAMILY TRUST 100 ACRE TRACT, SAID POINT ALSO BEING IN THE RECOGNIZED WEST LINE OF THE MARK HALEY SURVEY AND THE EAST LINE OF THE M. J. EDWARDS SURVEY AND J. R. BILHARTZ, SR. 149.7 ACRE TRACT.

THENCE N 00 DEGREE 27' 58" E, 1099.92 FEET ALONG AN EXISTING FENCE LINE ON THE WEST LINE OF THIS DESCRIBED TRACT AND WEST LINE OF ROBERT L. BAILEY, ET. UX. 59.392 ACRE PARENT TRACT, SAME BEING THE RECOGNIZED WEST LINE OF THE MARK HALEY SURVEY AND THE EAST LINE OF THE M. J. EDWARDS SURVEY, ALSO BEING THE EAST LINE OF J. R. BILHARTZ, SR. 149.7 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 50.00 ACRES OF LAND..

Date of Sale: December 2, 2025

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE 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 AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC 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, AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC 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 AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE,

CA 92618 OR TEJAS CORPORATE SERVICES, LLC 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

Auction.com, LLC OR Tejas Corporate Services, LLC Trustee

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