25-272047

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 27, 2022	**Original Mortgagor/Grantor**: ASHLEY BRANT ACEVEDO AND STEPHANIE CHRISTINIA ACEVEDO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR THRIVE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee**: PLANET HOME LENDING, LLC
Recorded in: **Volume**: 2545 **Page**: 93 **Instrument No**: N/A	**Property County**: COOKE
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 $461,020.00, executed by ASHLEY BANT ACEVEDO; STEPHANIE CHRISTINIA ACEVEDO and payable to the order of Lender.

Property Address/Mailing Address: 928 S LINDSAY ST, GAINESVILLE, TX 76240

Legal Description of Property to be Sold: BEING PART OF LOT 2, BLOCK 45 OF LINDSAY ADDITION, AN UNRECORDED ADDITION TO THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED TO DWAYNE CLEMENT AND BARBARA SUE CLEMENT, AS RECORDED IN VOLUME 561, PAGE 667, DEED RECORDS, COOKE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED HEREIN AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PLS, INC" (TYPICAL) SET IN THE EAST RIGHT-OF-WAY LINE OF LINDSAY STREET (A PUBLIC ROAD) FOR THE NORTHWEST CORNER OF SAID CLEMENT TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MERLIN WILSON, INDEPENDENT EXECUTOR OF THE ESTATE OF CHARLENE SYBILL SPENCE AS RECORDED IN VOLUME 1722, PAGE 633, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 42 MINUTES 07 SECONDS EAST, WITH THE NORTH LINE OF SAID CLEMENT TRACT AND THE SOUTH LINE OF SAID WILSON TRACT, A DISTANCE OF 348.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID CLEMENT TRACT AND THE SOUTHEAST CORNER OF SAID WILSON TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 46 SECONDS WEST, WITH THE EAST LINE OF SAID CLEMENT TRACT, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID CLEMENT TRACT AND THE NORTHEAST CORNER OF TRACT ONE DESCRIBED IN

DEED TO RONALD LEE UNDERWOOD AS RECORDED IN VOLUME 824, PAGE 637, SAID DEED RECORDS;

THENCE 89 DEGREES 42 MINUTES 07 SECONDS WEST, WITH THE SOUTH LINE OF SAID CLEMENT TRACT AND THE NORTH LINE OF SAID UNDERWOOD TRACT, A DISTANCE OF 348.00 FEET TO A CHISELED HOLE IN A CONCRETE DRIVEWAY FOUND IN SAID EAST LINE OF LINDSAY STREET FOR THE SOUTHWEST CORNER OF SAID CLEMENT TRACT AND THE NORTHWEST CORNER OF SAID UNDERWOOD TRACT;

THENCE NORTH 00 DEGREES 35 MINUTES 46 SECONDS EAST, WITH THE WEST LINE OF SAID CLEMENT TRACT, ALONG THE SAID EAST LINE OF LINDSAY STREET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING, WITHIN THE METES AND BOUNDS HEREIN RECITED, 0.799 OF AN ACRE OF LAND, MORE OR LESS.

Date of Sale: June 3, 2025	**Earliest time Sale will begin**: 11:00 AM

Place of sale of Property: Cooke County Courthouse, 101 South Dixon, Gainesville, TX 76240 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, Terry Waters, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Carol Dunmon, ~~Chasity Lewallen, Jane Kline,~~ Payton Hreha whose address is 1 MAUCHLY IRVINE, CA 92618., OR Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, ~~Jane Kline,~~ Payton Hreha ~~or Chasity Lewallen~~ 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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, Terry Waters, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Carol Dunmon, ~~Chasity Lewallen, Jane Kline,~~ Payton Hreha whose address is 1 MAUCHLY IRVINE, CA 92618., OR Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, ~~Jane Kline,~~ Payton Hreha ~~or Chasity Lewallen~~ 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, Terry Waters, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Carol Dunmon, Chasity Lewallen, Jane Kline, Payton Hreha whose address is 1 MAUCHLY IRVINE, CA 92618., OR Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen 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.

Shelley Ortolani

SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, Terry Waters, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Carol Dunmon, ~~Chasity Lewallen~~, ~~Jane Kline~~, Payton Hreha. OR Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, ~~Jane Kline~~, Payton Hreha ~~or Chasity Lewallen~~, Trustee

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

FILED FOR RECORD
25 APR 10 PM 12:29
PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY _____ DEPUTY