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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 3/24/2021	<b>Grantor(s)/Mortgagor(s):</b> CHARLIE W BADGETT, AN UNMARRIED MAN, AND LEA MICHELE RHOADES, AN UNMARRIED WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> PLANET HOME LENDING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2021064775	<b>Property County:</b> WILLIAMSON
<b>Mortgage Servicer:</b> Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 321 Research Parkway, Suite 303, Meriden, CT 06450
<b>Date of Sale:</b> 6/4/2024	<b>Earliest Time Sale Will Begin:</b> 10AM
<b>Place of Sale of Property:</b> THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(D): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 4/8/2024

*Myra Homayoun*

Myra Homayoun, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Planet Home Lending, LLC

Dated: 4.9.24

Printed Name:

Substitute Trustee  
c/o ServiceLink Auction  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M

APR 09 2024

*Nancy E. Roster*  
County Clerk, Williamson Co., TX

MH File Number: TX-24-101888-POS  
Loan Type: FHA

## EXHIBIT "A"

2.00 acres these notes describe that certain tract of land situated in the pedro zarza six league grant, abstract no. 14, located in Williamson county, Texas; subject tract being out of and a part of a called "100 acres" conveyed in a warranty deed of gift from leroy roeglin and wife, marie roeglin to randall roeglin, dated 5-10-1999 and recorded in document no. 1999030953, of the official records, Williamson county, Texas, (orwc); being surveyed on the ground under the direct supervision of bruce lane bryan, registered professional land surveyor no. 4249, on june 14, 2012, and being more fully described as follows (bearings and coordinates described herein are based on Texas state plane coordinate system central zone nad 83/93 adjustment (grid values)):

Beginning at a 1/2" iron pipe found in the east right-Of-Way of Williamson county road 419 at the northwest corner of a called "14.02 acres" conveyed in a deed with vendor's lien from emil widmer and wife, clara m. Widmer to darvin widmer and wife, linda widmer, dated 3-10-1982 and recorded in volume 869, page 312 of the deed records, Williamson county, Texas, the southwest corner of said "100 acres", and marking the southwest corner of herein described tract;

Thence north 17° 34'26" east, with the east line of said county road 419 and the west line of said "100 acres" generally along a barbed wire fence, a distance of 295.22 feet, to a 1/2" iron rod with an orange plastic cap stamped "rpls 4249" set in the occupied fence line of said "100 acres", marking the northwest corner of herein described tract; for reference, an 8" fence corner post at the occupied northwest corner of said "100 acres" bears north 16° 58'19" east, a distance of 625.75 feet;

Thence south 72° 25'38" east, leaving the east right-Of-Way of said county road 419 over and across said "100 acres", a distance of 295.19 feet, to a 1/2" iron rod with an orange plastic cap stamped "rpls 4249" set marking the northeast corner of herein described tract;

Thence south 17° 34'01" west, continuing over and across said "100 acres", a distance of 295.19 feet, to a 1/2" iron rod with an orange plastic cap stamped "rpls 4249" set in the south line of said "100 acres", the north line of aforesaid "14.02 acres", and marking the southeast corner of herein described tract; for reference, a 1 1/2" iron pipe found at a 12" fence corner post at the northwest corner of said "14.02 acres" and an occupied interior corner of said "100 acres" bears south 72° 25'59" east, a distance of 1066.94 feet;

Thence north 72° 25'59" west, with the north line of said "14.02 acres" and the south line of said "100 acres" generally along a barbed wire fence, a distance of 295.23 feet, to the place of beginning, containing according to the dimensions herein stated an area of 2.000 acres (87,147 square feet) of land