25-01660
1263 ROYAL BEND DR, EAGLE PASS, TX 78852

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

Lot 29, in Block 2, Royal Ridge Subdivision, Unit 5, an addition to the City of Eagle Pass, Maverick County, Texas, as shown by the map or plat of said Unit 5, which is of record in Envelope 91, Side 2, of the Map Records of Maverick County, Texas.

Security Instrument: Deed of Trust dated October 22, 2021 and recorded on October 28, 2021 at Instrument Number 2113191 in the real property records of MAVERICK 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 steps at the front of the Maverick County Courthouse on Quarry 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 JOSHUA ANACLETO GARCIA secures the repayment of a Note dated October 22, 2021 in the amount of $240,562.00. 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
AT 8:19 O'CLOCK A M
MAY 01 2025
SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By M Flores Deputy

4841919

Mary Company

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

Substitute Trustee(s): Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Lacrecia Robinson, Daniel McQuade||Calvin Speer, Wayne Daughtrey, Bob Frisch, Jodi Steen, Janice Stoner, Jo Woolsey

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

Certificate of Posting

I, CALVIN SPEER, declare under penalty of perjury that on the 1 day of MAY, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MAVERICK County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).