

25-01693

202 N IRBY ST, COMANCHE, TX 76442

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Property:

The Property to be sold is described as follows:

All that certain tract, or parcel of land situated in Comanche County, Texas and being 0.449 acres of land out of Lot No. 1, Block No. 2, J.B. Chilton East Side Addition to the City of Comanche as shown on plat of Record in Cabinet A, slide 10, Comanche County Plat Records, also being that tract described in Deed to Gary F. Goodlander, per Volume 827, Page 193, Comanche County Deed Records, said 0.449 acre tract described by metes and bounds as follows: Beginning at a steel pin found in the East line of Irby Street and 138 feet North of the North line of East Grand Avenue, for the SWC of this; Thence N00-29-31E along the East line of Irby Street, at 101.35 feet a steel pin found in a fence corner for the NWC of this; Thence S87-09-33E with a fence, at 201.01 feet a steel pin found at a fence corner for the NEC of this; Thence S00-29-31E, 92.95 feet with a wire fence to a steel pin found in a fence corner for the SEC of this; Thence N89-33-24W, 201.57 feet partially along a wire fence to the point of beginning and containing 0.449 acres of land.

Security Instrument:

Deed of Trust dated July 16, 2020 and recorded on July 20, 2020 at Book 463 and Page 1 in the real property records of COMANCHE 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 south door of the Comanche County Courthouse, 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 IVAN CLEMENS AND MAURICA WYLIE CLEMENS secures the repayment of a Note dated July 16, 2020 in the amount of \$185,576.00, 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.



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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.

Stacy Company

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

Paul C. Starzel
Substitute Trustees: Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Kristopher Holub, Patrick Zwiers, Lamar Cravens, Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone

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

Certificate of Posting

I, Louis C. Starzel, declare under penalty of perjury that on the 21 day of May, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of COMANCHE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED
AT 3:30 O'CLOCK P M

MAY 2 2025

Stacy Company
Clerk, County Court Comanche Co., Texas