

FILE FOR RECORD

AUG 25 2025

24-253033

## Notice of Substitute Trustee's Sale

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY DEP

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: September 29, 2023	Original Mortgagor/Grantor: ROBERT E. FRITZ, JR.
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CHURCHILL MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2023-009158	Property County: VAN ZANDT
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 \$190,486.00, executed by ROBERT FRITZ JR and payable to the order of Lender.

**Property Address/Mailing Address:** 623 N FLORENCE ST, GRAND SALINE, TX 75140

**Legal Description of Property to be Sold:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SAM BELL SURVEY, ABSTRACT NO. 46, VAN ZANDT COUNTY, TEXAS AND BEING A PART OF BLOCK NO. 8 OF THE LONGS ADDITION TO THE CITY OF GRAND SALINE, TEXAS ACCORDING TO THE PLAT RECORDED IN GLIDE 165A OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, BEING ALL THAT CERTAIN CALLED 0.21 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ELIO INVESTMENTS AS RECORDED IN DOCUMENT NO. 2022-004899, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF NORTH FLORENCE STREET AT THE SOUTHEAST CORNER OF SAID LONGS ADDITION AND THE SOUTHEAST CORNER OF SAID 0.21 ACRE TRACT AND THE NORTH LINE OF THE HATTON STREET PROPOSED EXTENSION; THENCE, SOUTH 89° 24' 39" WEST, ALONG THE SOUTH LINE OF SAID 0.21 ACRE TRACT, A DISTANCE OF 157.91 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF; THENCE, NORTH 00° 35' 21" WEST, A DISTANCE OF 59.68 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF; THENCE, NORTH 89° 37' 04" EAST, A DISTANCE OF 158.17 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID NORTH FLORENCE STREET AT THE NORTHEAST CORNER THEREOF; THENCE, SOUTH 00° 20' 56" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.211 ACRES (9,220 SQUARE FEET) OF LAND. .

Date of Sale: October 7, 2025	Earliest time Sale will begin: 10:00AM
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**Place of sale of Property:** "On the steps to the north entrance of the Van Zandt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, 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.

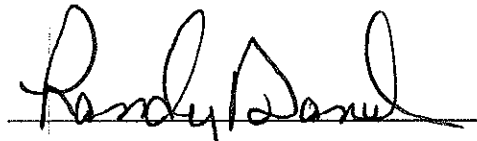
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *PLANET HOME LENDING, LLC*, the owner and holder of the Note, has requested Randy Daniel whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Randy Daniel or Cindy Daniel or Jim O'Bryant 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, Randy Daniel whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Randy Daniel or Cindy Daniel or Jim O'Bryant 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 Randy Daniel whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Randy Daniel or Cindy Daniel or Jim O'Bryant 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.

A handwritten signature in black ink, appearing to read "Randy Daniel", written over a horizontal line.

SUBSTITUTE TRUSTEE

Randy Daniel or Cindy Daniel or Jim O'Bryant, Trustee

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