FILED
AT 130 O'CLOCK P M

NOV 24 2026

Jennifer Denton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CORYELL County
Deed of Trust Dated: July 28, 2022
Amount: $278,000.00
Grantor(s): JAMES TODD and LAURA TODD
Original Mortgagee: MORTGAGE SOLUTIONS OF COLORADO, LLC
Current Mortgagee: PLANET HOME LENDING, LLC
Mortgagee Address: PLANET HOME LENDING, LLC, 321 RESEARCH PARKWAY, MERIDEN, CT 06450
Recording Information: Document No. 355283
Legal Description: LOT SEVEN (7), BLOCK FOUR (4), COX SUBDIVISION, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS PER PLAT OF RECORD IN PLAT VOLUME 1 PAGE 26 AND/OR CABINET A, SLIDE 26, PLAT RECORDS OF CORYELL COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES.

Date of Sale: January 5, 2027 between the hours of 11:00 AM and 2:00 PM.
Earliest Time Sale Will Begin: 11:00 AM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the CORYELL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AARTI PATEL OR KRISTOPHER HOLUB, AMY ORTIZ, DYLAN RUIZ, VIOLET NUNEZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, THOMAS GILBRAITH, C JASON SPENCE, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, STEPHEN RAWLINGS, JIMMY CARROLL BREWER, MICHELLE SCHWARTZ, MEGHAN LAMONTE, JANET PINDER, BRANDY BACON, JAMIE DWORSKY OR KATHY ARRINGTON, ANGELA COOPER, JEFF BENTON, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, RAMIRO CUEVAS, JAMI GRADY, THALIA TOLER, ALEENA LITTON, JOSHUA SANDERS, JACQUALINE HUGHES, GEOFFREY RABB, DALENE VANDERMYDEN, AUCTION.COM LLC, XOME INC., TEJAS CORPORATE SERVICES, LLC, NFPDS-TX LLC, LESLIE SHULER, ANGELA BROWN, BONNY MOUNGER, ROBIN SHELTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.

Dominique Varner
DOMINIQUE M. VARNER, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-002245

Donna Stockman

Printed Name: Donna Stockman

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618