

**FILED**  
**AT 2:10 O'CLOCK P.M.**

**NOV 02 2018**

*Kim Blau*  
COUNTY AND DISTRICT CLERK  
LIPSCOMB COUNTY, TEXAS

## Notice of Substitute Trustee Sale

T.S. #: 18-1704

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 1/2/2019  
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.  
The sale will be completed by no later than 4:00 PM  
Place: Lipscomb County Courthouse in Lipscomb, Texas, at the following location: At Main and Courthouse Square, on the west porch and steps of the Courthouse, OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

**LOT THREE (3) AND FOUR (4), BLOCK THREE (3), COUNTRY CLUB ADDITION TO THE TOWN OF BOOKER, LIPSCOMB COUNTY, TEXAS, AS THE SAME IS SHOWN UPON THE RECORDED PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE COUNTY CLERK OF LIPSCOMB COUNTY, TEXAS.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 3/28/2012 and is recorded in the office of the County Clerk of Lipscomb County, Texas, under County Clerk's File No 055397 recorded on 3/30/2012 in Book 511 Page 332 of the Real Property Records of Lipscomb County, Texas.

311 N AZALEA ST  
BOOKER, TX 79005

Trustor(s):	<b>HAROLD CLARENCE WINTER RUDOLPH and MANDI E RUDOLPH</b>	Original Beneficiary:	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TOP FLITE FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS</b>
Current Beneficiary:	<b>Planet Home Lending, LLC</b>	Loan Servicer:	<b>Planet Home Lending, LLC</b>
Current Substituted Trustees:	<b>Ramiro Cuevas, Frederick Britton, Kristie Alvarez, Ronnie Heck, Shannon Heck, Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Randy M. Phillips, Matthew Bartosiewicz, Carletta White, J. C. Brooks, Patty Brooks, Rick Snoke, Jennifer Bergh, Briana Young, Patricia Sanchez, Heather Smith</b>		

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Loan #: \*\*\*\*\*6528

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.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by HAROLD RUDOLPH and wife, MANDI RUDOLPH. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$127,679.00, executed by HAROLD RUDOLPH and wife, MANDI RUDOLPH, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TOP FLITE FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HAROLD RUDOLPH and wife, MANDI RUDOLPH to HAROLD CLARENCE WINTER RUDOLPH and MANDI E RUDOLPH. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Planet Home Lending, LLC**  
**321 Research Parkway**  
**Meriden, Connecticut 06450-8301**  
**(855) 884-2250**

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Dated: 11-1-2018

Ramiro Cuevas, Frederick Britton, Kristie Alvarez, Ronnie Heck, Shannon Heck, Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Randy M. Phillips, Matthew Bartosiewicz, Carletta White, J. C. Brooks, Patty Brooks, Rick Snoke, Briana Young, Jennifer Bergh, Patricia Sanchez, Kellee Vollendorff,

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Prestige Default Services  
600 E John Carpenter Fwy., Suite 200  
Irving, Texas 75062  
Phone: (949) 427-2010  
Fax:  
Sale Line Information:  
Website:

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services  
600 E John Carpenter Fwy., Suite 200  
Irving, Texas 75062  
Attn: Trustee Department