

FILED AND RECORDED

SEP 10 2024

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE



*Sharon Blasig*  
SHARON BLASIG  
COUNTY CLERK, LEE COUNTY, TEXAS

**Date:** September 10, 2024

**Substitute Trustee:** Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown

**Mortgagee:** FM Land Holdings, LLC

**Mortgagee's Address:** 5701 W Slaughter Ln Bldg A130, Austin, Texas, 78749

**Note:** Note dated June 14, 2024, in the amount of \$273,543.00.

**Deed of Trust:**

**Date:** June 14, 2024

**Grantor:** Stacey W Keener & Karon D Keener & Corrinne R Vierra

**Mortgagee:** FM Land Holdings, LLC

**Recording Information:** Recorded in Document No. 2024-01976, dated June 20, 2024

**Property (including any improvements):** Lot 3, CR .125 ACRES, according to the map or plat thereof, recorded in Plat Slide 142B-4, Plat Records, Lee County, Texas.

**County:** Lee

**Date of Sale:** October 1, 2024

**Time of Sale:** 1pm-4pm

**Place of Sale:** THE WEST SIDE OF 843 E. INDUSTRY (THE COUNTY CLERK'S BUILDING), OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

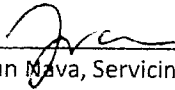
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on October 1, 2024, between 1pm to 4pm and beginning not earlier than 1:00pm or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.


THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
\_\_\_\_\_  
Jasun Mava, Servicing Specialist I  
Asset Mitigation and Loss  
SecureNet Loan Services, LLC  
Mortgage Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 9-10-24

  
\_\_\_\_\_  
NAME

Pete Florez  
\_\_\_\_\_  
AS SUBSTITUTE TRUSTEE