

#99

FILED
MICHELE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2025 OCT 14 PM 12:46:09

130 Craig St, Hillsboro, TX 76645

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 01/06/2026

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hill County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/31/2021 and recorded in the real property records of Hill County, TX and is recorded under Clerk's File/Instrument Number 00126134, Book 2131, Page 38, with Justin David Fulcher and Daylee Fulcher (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Aspire Financial, Inc. DBA Texaslending.Com mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Justin David Fulcher and Daylee Fulcher, securing the payment of the indebtedness in the original amount of \$314,105.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Planet Home Lending, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PART OF LOTS 22 AND 24, CRAIG ADDITION TO THE CITY OF HILLSBORO, ACCORDING TO THE PLAT RECORDED IN VOLUME 26, PAGE 532 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM LESTER F. LEFEVRE AND WIFE, LAURA LEFEVRE TO HENRY MOORE (UNDIVIDED ONE-HALF INTEREST), EXECUTED DECEMBER 13, 1974, RECORDED IN VOLUME 539, PAGE 852 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL REBAR FOUND LYING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAIG STREET, A 60 FOOT RIGHT-OF-WAY PER PLAT, WITH THE WESTERLY RIGHT-OF-WAY LINE OF ABBOTT STREET, A 60 FOOT RIGHT-OF-WAY PLATTED AS "ABBOTT OR DUVAL STREET", BEING THE NORTHEAST CORNER OF SAID LOT 24 AND SAID MOORE TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES 46 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ABBOTT STREET FOR THE EASTERLY LINE OF SAID LOT 24, 119.95 FEET TO A 1/2" STEEL REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID MOORE TRACT, BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE WARRANTY DEED FROM HENRY MOORE TO NANCY S. VAUGHAN, DATED AUGUST 8, 2018, RECORDED IN VOLUME 1965, PAGE 683 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST PARTIALLY OVER AND ACROSS SAID LOTS 24 AND 22 ALONG THE COMMON LINE BETWEEN SAID MOORE TRACT AND SAID VAUGHAN TRACT, 90.20 FEET TO A 1/2" STEEL REBAR FOUND) CONTROL MONUMENT) LYING IN THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM MARGARET NORTON TO HENRY MOORE, DATED JUNE 12, 1989, RECORDED IN VOLUME 713, PAGE 23 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID MOORE TRACT AND THE NORTHWEST CORNER OF SAID VAUGHAN TRACT;

THENCE NORTH (DIRECTIONAL CONTROL LINE) OVER AND ACROSS SAID LOT 22 ALONG THE COMMON LINE BETWEEN SAID MOORE TRACTS, 120.23 FEET TO A 1/2" STEEL REBAR FOUND (CONTROL MONUMENT) LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CRAIG STREET FOR THE NORTHERLY LINE OF SAID LOT 22, BEING A COMMON CORNER OF SAID MOORE TRACTS;

THENCE SOUTH 89 DEGREES 47 MINUTES 32 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CRAIG STREET FOR THE NORTHERLY LINE OF SAID LOTS 22 AND 24, 89.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.25 ACRE.

6. Mortgage Servicer Information. 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Planet Home Lending, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Planet Home Lending, LLC
321 Research Parkway, Suite 303
Meriden, CT 06450-8301

/s/ Jeffrey Kramer

SUBSTITUTE TRUSTEE

Agency Sales and Posting LLC, or AUCTION.COM
LLC, OR Donna Stockman, David Stockman, Guy
Wiggs, Michelle Schwartz, Janet Pinder, Brandy
Bacon, Angela Cooper, Jeff Benton or Jamie
Dworsky or Kirk Schwartz, Esq., or Carson Emmons,
Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq.,
c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 10/14/25 I filed at the office of the Hill County Clerk and caused to be posted at the Hill County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 10/14/25