

2026-112
FILED FOR RECORD
AT 3:21 O'CLOCK P.M.

SEP 10 2026

Notice of Substitute Trustee Sale

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY DEPUTY

T.S. #: 25-17627

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: **10/6/2026**
Time: The sale will begin no earlier than **12:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **3:00 PM**
Place: **Navarro County Courthouse in Corsicana, Texas, at the following location: Navarro Center, 800 N Main Street, Corsicana, TX 75110 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:

PLEASE SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 9/26/2022 and is recorded in the office of the County Clerk of Navarro County, Texas, under County Clerk's File No 2022-010365, recorded on 9/27/2022, of the Real Property Records of Navarro County, Texas.
Property Address: 306 NORTHWEST 1ST STREET KERENS, TEXAS 75144

Trustor(s):	RAJENDRA PRASAD BHATTARAI	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR BARTON CREEK LENDING GROUP, LLC ITS SUCCESSORS AND ASSIGNS
-------------	----------------------------------	-----------------------	---

Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
----------------------	---------------------------------	----------------	---------------------------------

Current Substituted Trustees:	Auction.com, LLC, Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting And Publishing LLC LC, Agency Sales and Posting LLC, Prestige Posting And Publishing LLC
-------------------------------	--

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 with funds being made payable to Prestige Default Services, LLC, 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

T.S. #: 25-17627

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 RAJENDRA PRASAD BHATTARAI, a Single Person. 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 by not limited to (1) the promissory note in the original principal amount of \$228,000.00, executed by RAJENDRA PRASAD BHATTARAI, a Single Person, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR BARTON CREEK LENDING GROUP, LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RAJENDRA PRASAD BHATTARAI, a Single Person to RAJENDRA PRASAD BHATTARAI. 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 and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

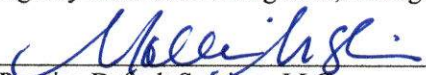
T.S. #: 25-17627

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

Dated: 9.10.26

Auction.com, LLC, Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting And Publishing LLC LC, Agency Sales and Posting LLC, Prestige Posting And Publishing LLC,


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

Exhibit "A"

All that certain lot, tract, or parcel of land located in the Town of Kerens, being a 0.161 acre tract or parcel of land situated in the Hiram Bush Survey, Abstract No. 46, Navarro County, Texas, being part of that certain tract of land conveyed to Shah, LLC, recorded in Document No. 2022-5572, Official Public Records of Navarro County, Texas, also being the West 50 feet of Lot 7, Block 44, Town of Kerens, Plat of said Town recorded in Volume 2, Page 33, Plat Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set (ROCKIN B) on the North right-of-way of Northwest 1st Street, at the Southwest corner of Lot 7, and at the Southeast corner of Lot 6, Block 44, from which the Southwest corner of Block 44 bears, South 79 Degrees 00 Minutes 19 Seconds West, a distance of 150.00 feet;

THENCE North 10 Degrees 59 Minutes 41 Seconds West, with the West line of Lot 7 and with the East line of Lot 6, a distance of 140.00 feet to a 1/2" iron rod set (ROCKIN B) on the South line of a 20' Alley, at the Northwest corner of Lot 7, and at the Northeast corner of Lot 6;

THENCE North 79 Degrees 00 Minutes 19 Seconds East, with the South line of said 20' Alley and with the North line of Lot 7, a distance of 50.00 feet to a 1/2" iron rod set (ROCKIN B) for the Northeast corner of said Shah tract;

THENCE South 10 Degrees 59 Minutes 41 Seconds East, over and across Lot 7 and with the East line of said Shah tract, a distance of 140.00 feet to a 1/2" iron rod set (ROCKIN B) on the North right-of-way of Northwest 1st Street, at the Southeast corner of said Shah tract, and on the South line of Lot 7, from which a 3/8" iron rod found bears, North 79 Degrees 00 Minutes 19 Seconds East, a distance of 480.00 feet;

THENCE South 79 Degrees 00 Minutes 19 Seconds West, with the North right-of-way of Northwest 1st Street and with the South line of Lot 7, a distance of 50.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.161 acres of land.