

FILED

STATE OF TEXAS

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COUNTY OF FRANKLIN

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NOTICE OF FORECLOSURE SALE

Betty Crane
CLERK COUNTY COURT
FRANKLIN CO., TX

Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing ("Deed of Trust")

Dated: September 7, 2017

Grantor(s): Todd Prince & Allison Prince

Trustee: Paul Kellogg, Esq.

Lender: Athas Capital Group, Inc.

Recorded in: OPR Volume 345 Page 617 of the Real Property Records of Franklin County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$852,500.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to The Rama Fund, LLC ("Beneficiary") by an instrument dated September 15, 2017 and recorded in OPR Volume 345 Page 653 of the Real Property Records of Franklin County, Texas

Substitute Trustee: Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic

Substitute Trustee's Street Address: c/o DWaldmanlaw, P.A.
3418 Highway 6 South, Suite B#345
Houston, TX 77082

Mortgage Servicer: FCI Lender Services, Inc.

Mortgage Servicer's
Address:

P.O. Box 27370, Anaheim CA, 92809

Foreclosure Sale:

Date: Tuesday, October 6, 2020

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 12:00 pm and 3:00 pm local time.

Place: The south steps of the Courthouse or as designated by the County Commissioner's Office

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that The Rama Fund, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, The Rama Fund, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of The Rama Fund, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

FCI Lender Services, Inc. is representing The Rama Fund, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of The Rama Fund, LLC and FCI Lender Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas

Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

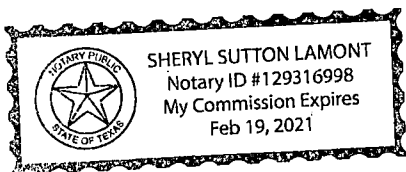
By: [Signature]
Robert LaMont, Substitute Trustee

STATE OF TEXAS

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COUNTY OF FRANKLIN

This instrument was acknowledged before me by Robert LaMont on August 27, 2020.



[Signature]
Notary Public, State of Texas
Commission Expires: Feb-19, 2021
Printed Name: Sheryl Sutton LaMont

Exhibit A: Property Description

THE LAND REFERRED TO HEREIN IS SITUATED IN FRANKLIN COUNTY, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:

TRACT ONE:

All that certain LEASEHOLD ESTATE in and to that certain lot, tract or parcel of land being LOT 1, TALL TREE SOUTH, Franklin County, Texas, as shown by plat of record in Plat Cabinet 118 B, Franklin County, Texas

TRACT TWO:

All that certain lot, tract or parcel of land being LOTS 176 and 177 BLOCK 13 SECTION III, TALL TREE SUBDIVISION, Franklin County, Texas, as shown by plat of record in Plat Cabinet 27 A & B, Franklin County, Texas

APN: 3320

PROPERTY ADDRESS: 31 BOB WHITE TRAIL, MOUNT VERNON, TX 75457