

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2021 NOV 18 PM 3:12

FRANKLIN County

Deed of Trust Dated: September 12, 2011

Amount: \$72,176.00

Grantor(s): ESTHER L HARMON

Original Mortgagee: RANLIFE, INC.

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o FLAGSTAR BANK, FSB, 5151 Corporate Drive, Troy, MI 48098

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 129184

Legal Description: SEE EXHIBIT A

Betty Crane
CLERK COUNTY COURT
FRANKLIN CO. TX

Date of Sale: January 4, 2022 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the FRANKLIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

HARRIETT FLETCHER OR ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, RAMIRO CUEVAS, PATRICK ZWIERS, ALLAN JOHNSTON, RONNIE HUBBARD, SUE SPASIC OR ZORAN W. SPASIC have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2021-002724

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

Posted by Robert La Mont, November 18, 2021.

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain tract or parcel of land situated in the County of Franklin, State of Texas, being in the G. Keith Survey, Abstract No. 261, being all of that certain called 0.275 acre tract described in Deed from Clovis Lowry, to J.B. Lowry, dated January 27, 1959, recorded in Volume 78, Page 230, Deed Records of said County, and being a part of that certain Second Tract - called 1.711 acres described in Deed from Clovis Lowry, et ux, Inis, to J.B. Lowry, et ux, Cletta, dated May 4, 1970, recorded in Volume 99, Page 613, Deed Records of said County, and bounded as follows:

Beginning at a point for corner on the intersection of the West right-of-way line of Holbrook (being 40.00 feet perpendicular from centerline) and the South right-of-way line of Rutherford Street, being the NEC of said called 0.275 acre tract;

THENCE South 00° 00' 00" East along the EBL of said 0.275 acre tract and the EBL of said Second Tract - called 1.711 acres and the West right-of-way line of said Holbrook - 135.00 feet to a 1/2 inch iron rod (TSR) set for corner;

THENCE North 89° 50' 26" West - 175.00 feet to a 1/2 inch iron rod (TSR) set for corner;

THENCE North 00° 00' 00" West - 135.00 feet to a 1/2 inch iron rod (TSR) set for corner on the NBL of said Second Tract - called 1.711 acres, and on the South right-of-way line of said Rutherford Street;

THENCE South 89° 50' 26" East along the NBL of said Second tract - called 1.711 acres and the NBL of said 0.275 acre tract, and the South right-of-way line of said Rutherford Street - 175.00 feet to the PLACE OF BEGINNING containing 0.542 acres, more or less.