

**FILED**

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

2024 JUL 30 11:17 AM  
CLERK COUNTY CLERK  
FRANKLIN COUNTY, TX

<b>Deed of Trust Date:</b> July 29, 2014	<b>Original Mortgagor/Grantor:</b> TROY TURNER AND LORIE J. TURNER
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC
<b>Recorded in:</b> <b>Volume:</b> 298 <b>Page:</b> 863 <b>Instrument No:</b> 139756	<b>Property County:</b> FRANKLIN
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

\* 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.

**Secures:**Note in the original principal amount of \$237,590.00, executed by LORIE TURNER; TROY TURNER and payable to the order of Lender.

**Property Address/Mailing Address:** 115 COUNTY RD SW 3170, WINNSBORO, TX 75494

**Legal Description of Property to be Sold:** ALL THAT CERTAIN TRACT, PIECE, OR PARCEL OF LAND LYING AND SITUATED IN THE BELOW REFERENCED COUNTY AND THE STATE OF TEXAS, TO-WIT:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF COUNTY ROAD NO. 3170, SAID POINT BEING THE NORTHEAST CORNER OF SAID CROSS TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 5.0 ACRE TRACT, DESCRIBED AS SECOND TRACT, CONVEYED TO JAMES C. HUNEYCUTT, BY DEED RECORDED IN VOLUME 115; PAGE 77 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 1/2-INCH ROD FOUND FOR REFERENCE BEARS NORTH 89 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 29.03 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 28 SECONDS EAST, ALONG THE NORTHERLY MOST EAST LINE OF SAID CROSS TRACT AND NEAR THE CENTER OF COUNTY ROAD NO. 3170, A DISTANCE OF 475.77 FEET TO A POINT FOR CORNER, SAID POINT BEING THE EASTERLY MOST SOUTHEAST CORNER OF SAID CROSS TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 0.055 ACRE TRACT CONVEYED TO THE CITY OF WINNSBORO, BY DEED RECORDED IN VOLUME 67, PAGE 962 OF THE REAL PROPERTY RECORDS OF FRANKLIN COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 53 MINUTES 24 SECONDS WEST, ALONG THE EASTERLY MOST SOUTH LINE OF SAID CROSS TRACT AND THE NORTH LINE OF SAID CITY OF WINNSBORO TRACT, A DISTANCE OF 67.33 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING IN INTERIOR CORNER OF SAID CROSS TRACT AND THE NORTHWEST CORNER OF SAID CITY OF WINNSBORO TRACT;



THENCE SOUTH 03 DEGREES 02 MINUTES 02 SECONDS EAST, ALONG THE SOUTHERLY MOST EAST LINE OF SAID CROSS TRACT AND THE WEST LINE OF SAID CITY OF WINNSBORO TRACT, A DISTANCE OF 35.22 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF THAT CERTAIN CALLED 1 ACRE TRACT CONVEYED TO HOBART L. YARBROUGH AND WIFE PURIFICATION YARBROUGH, BY DEED RECORDED IN VOLUME 129, PAGE 356 OF THE DEED RECORDS OF FRANKLIN COUNTY, TEXAS, SAID POINT BEING SOUTHERLY MOST SOUTHEAST CORNER OF SAID CROSS TRACT AND THE SOUTHWEST CORNER OF SAID CITY OF WINNSBORO TRACT;

THENCE NORTH 89 DEGREES 51 MINUTES 44 SECONDS WEST, ALONG THE SOUTHERLY MPST SOUTH LINE OF SAID CROSS TRACT AND THE NORTH LINE OF SAID YARBROUGH TRACT, PASSING AT A CALLED DISTANCE OF 144.38 FEET, THE NORTHEAST CORNER OF SAID YARBROUGH TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 30.21 ACRE TRACT CONVEYED TO BOBBY BRUNSON AND VALERIE BRUNSON, BY DEED RECORDED IN VOLUME 227, PAGE 610 OF SAID DEED RECORDS, CON NUING ALONG THE NORTH LINE OF SAID BRUNSON TRACT, A TOTAL DISTANCE OF 355.84 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID CROSS TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 2.5 ACRE TRACT, DESCRIBED AS TRACT THREE, CONVEYED TO JAMES C. HUNEYCUTT, BY DEED RECORDED IN VOLUME 115, PAGE 77 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY MOST WEST LINE OF SAID CROSS TRACT AND THE EAST LINE OF SAID HUNEYCUTT 2.5 ACRE TRACT, A DISTANCE OF 255.28 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AN INTERIOR CORNER OF SAID CROSS TRACT AND THE NORTHEAST CORNER OF SAID HUNEYCUTT 2.5 ACRE TRACT;

THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, ALONG THE WESTERLY MOST SOUTH LINE OF SAID CROSS TRACT AN THE NORTH LINE OF SAID HUNEYCUTT 2.5 ACRE TRACT, A DISTANCE OF 125.58 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE WESTERLY MOST SOUTHWEST CORNER OF SAID CROSS TRACT AND THE NORTHWEST CORNER OF SAID HUNEYCUTT 2.5 ACRE TRACT;

THENCE NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST, ALONG THE WESTERLY MOST WEST LINE OF SAID CROSS TRACT, A DISTANCE OF 255.93 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID CROSS TRACT AND THE SOUTHWEST CORNER OF SAID HUNEYCUTT 5.0 ACRE TRACT;

THENCE SOUTH 89 DEGREES 48 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF SAID CROSS TRACT AND THE SOUTH LINE OF SAID HUNEYCUTT 5.0 ACRE TRACT, A DISTANCE OF 847.28 FEET, TO THE POINT OF BEGINNING AND CONTAINING 7.3983 ACRES OF LAND, MORE OR LESS..

<b>Date of Sale:</b> October 04, 2022	<b>Earliest time Sale will begin:</b> 12:00 PM
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**Place of sale of Property:** Franklin County Courthouse, 200 N. Kaufman Street, Mt Vernon, TX 75457 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

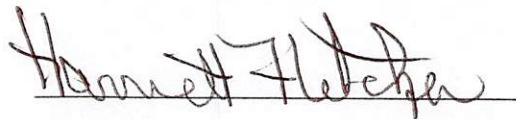
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, Sue Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, Sue Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, Sue Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Harriett Fletcher Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, Sue Spasic, Trustee Posted August 04, 2022.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112