

FILED FOR RECORD
At 2:05 o'clock P.M.

JAN 19 2023

601 Holbrook St, Mt Vernon, TX 75457

BROOK BUSSELL, COUNTY CLERK
FRANKLIN COUNTY, TEXAS
Unidas, DEPUTY

22-013860

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: 03/07/2023

Time: Between 12:00 PM – 3:00 PM and beginning not earlier than 12:00 PM – 3:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Franklin 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 December 16, 2019 and recorded in the real property records of Franklin County, TX and is recorded under Instrument No. 156075 with Delane Walter Hulen and Rebecca Ann Hulen (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Mid America Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Delane Walter Hulen and Rebecca Ann Hulen, securing the payment of the indebtedness in the original amount of \$385,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. A 1.114-ACRES LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM S KEITH SURVEY, ABSTRACT NO. 270 FRANKLIN COUNTY, TEXAS, AND BEING PART OF THAT CALLED FIRST TRACT 2-1/2-ACRE TRACT OF LAND AND PART OF THE CALLED SECOND TRACT CONVEYED TO ROSALIND RAMSEY BELL, AND RECORDED IN VOLUME 98, PAGE 512, OF THE OFFICIAL PUBLIC RECORDS, FRANKLIN COUNTY, TEXAS, SAME BEING PART OF THAT TRACT OF LAND CONVEYED TO THOMAS D RAMSEY, AND RECORDED IN VOLUME 121, PAGE 114 OF SAID RECORDS, SAME BEING ALL OF FIRST TRACT AND SECOND TRACT AS CONVEYED TO PAUL R MACIAS AND RECORDED IN VOLUME 343, PAGE 200 OF SAID RECORDS, SAID 1.114-ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE SOUTH LINE OF MAJOR STREET, THE EAST LINE OF HOLBROOK STREET, THE WEST LINE OF THE WILLIAM S KEITH SURVEY AND THE NORTHWEST CORNER OF SAID FIRST TRACT;

THENCE S 88 DEGREES 27'52" E ALONG THE SOUTH LINE OF MAJOR STREET A DISTANCE OF 209.23 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF;



4771510

ServiceLink

THENCE S 01 DEGREES 20'57" W A DISTANCE OF 224.28 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE CHARLES R HORN TRACT OF LAND SET OUT IN VOLUME 255 PAGE 356 OF SAID RECORDS;

THENCE S 85 DEGREES 26'40" W ALONG THE NORTH LINE OF SAID CHARLES R HORN TRACT A DISTANCE OF 204.52 FEET TO A 1/2-INCH IRON ROD FOUND IN THE EAST LINE OF HOLBROOK STREET;

THENCE N 00 DEGREES 00'00" W ALONG THE EAST LINE OF HOLBROOK STREET A DISTANCE OF 246.06 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 48545.47 SQUARE FEET, MORE OR LESS, 1.114 ACRES, MORE OR LESS.

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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Harriett Fletcher, Robert LaMont, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIOUS HOLDINGS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

01/13/2023

Executed on

January 19, 2023

Executed on



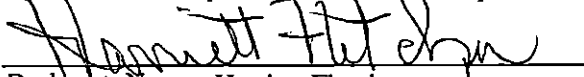
James E. Albertelli, P.A.
Phillip Traynor, Esq.
Gabrielle A. Davis, Esq.
Larissa Brito de Senna, Esq.
2201 W. Royal Ln, Suite 200
Irving, TX 75063



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Harriett Fletcher, Robert LaMont, Sheryl LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Harriett Fletcher, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on January 19, 2023 I filed at the office of the Franklin County Clerk and caused to be posted at the Franklin County courthouse this notice of sale.



Declarants Name: Harriett Fletcher
Date: January 19, 2023