FILED FOR RECORD
At 1:28 o'clock P.M.

FEB 03 2023

BROOK BUSSELL, COUNTY CLERK
FRANKLIN COUNTY, TEXAS
By [illegible], DEPUTY

NOTICE OF FORECLOSURE 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 OR 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. ***Property to Be Sold.*** The property to be sold is described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF MT. VERNON, COUNTY OF FRANKLIN, STATE OF TEXAS, BEING IN THE JOSEPH SLOAN SURVEY, A-425, BEING A PART OF THAT CERTAIN PARCEL OR TRACT DESCRIBED IN DEED FROM VERTNA JOHNSON, ET VIR, TO J. H. CONNELLY AND M. N. SOLOMON, DATED MAY 20, 1964, RECORDED IN VOLUME 85, PAGE 65, DEED RECORDS OF FRANKLIN COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD (TSR)SET ON THE NWC OF A 1 59/100 ACRE TRACT DESCRIBED IN DEED FRM VERTNA JOHNSON TO OTTO HUNNICUTT, DATED MARCH 24, 1953, RECORDED IN VOLUME 72, PAGE 356, DEED RECORDS OF SAID COUNTY, ALSO BEING THE NWC OF A CALLED 0.172 ACRE TRACT DESCRIBED IN DEED FROM J. ANTHONY RUSK, ET UX, JUDITH K., TO STACY S. SEARS, ET UX, LEE-ANN, DATED SEPTEMBER 20, 1993, RECORDED IN VOLUME 233, PAGE 728, DEED RECORDS OF SAID COUNTY, AND BEING ON THE NWC OF (LOT-1) OF THE J. O. HUNNICUTT ADDITION, RECORDED IN VOLUME 91, PAGE 462, OF SAID DEED RECORDS, AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE AND BACK OF CURB OF YATES STREET;

THENCE SOUTH 01 DEGREES 15 MINUTES 32 SECONDS EAST ALONG THE WBL OF SAID 1 59/100 ACRE TRACT AND SAID CALLED 0.172 ACRE TRACT (LOT-1)-73.89 FEET TO A CHAIN LINK FENCE CORNER POST FOR CORNER, BEING ON THE SWC OF SAID CALLED 0.172 ACRE TRACT (LOT-1) AND BEING ON THE NWC OF A CALLED 0.172 ACRE TRACT (LOT-2) DESCRIBED IN DEED FROM MARY OLA FOSTER, ET AL, TO JEAN TEAGUE, DATED MARCH 25, 2009, RECORDED IN VOLUME 205, PAGE 982, OFFICIAL PUBLIC RECORDS OF SAID COUNTY;

THENCE SOUTH 00 DEGREES 47 MINUTES 31 SECONDS EAST GENERALLY ALONG A CHAIN LINK FENCE AND THE WBL OF SAID 1 59/100 ACRE TRACT AND SAID CALLED 0.172 (LOT-2) - 53.66 FEET TO A CHAIN LINK FENCE CORNER POST FOR CORNER, BEING ON THE NEC OF A CALLED 0.379 ACRE TRACT DESCRIBED IN DEED FROM WAYNE HACKNEY TO SANDRA HACKNEY, DATED SEPTEMBER 12, 1996, RECORDED IN VOLUME 247, PAGE 674, DEED RECORDS OF SAID COUNTY;

THENCE SOUTH 89 DEGREES 46 MINUTES 05 SECONDS WEST ALONG THE NBL OF SAID CALLED 0.379 ACRE TRACT - 150.41 FEET TO A 1/2 INCH IRON ROD (TSR) SET ON THE NWC OF SAID CALLED 0.379 ACRE TRACT AND BEING ON THE EAST RIGHT-OF-WAY LINE OF MAGNOLIA STREET, THE BACK OF CURB BEARS SOUTH 89 DEGREES 46 MINUTES 05 SECONDS WEST/1.89 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 23 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MAGNOLIA STREET-122.98 FEET TO A POINT FOR CORNER ON THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID MAGNOLIA STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SAID YATES STREET;

THENCE NORTH 88 DEGREES 00 MINUTES 32 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID YATES STREET AND BACK OF CURB-148.61 FEET TO THE PLACE OF BEGINNING CONTAINING 0.430 ACRES, MORE OR LESS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 07/12/2018 and recorded in Document 151904 real property records of Franklin County, Texas.

3. ***Date, Time, and Place of Sale.*** The sale is scheduled to be held at the following date, time, and place:

Date:	04/04/2023
Time:	12:00 PM
Place:	Franklin County, Texas at the following location: THE SOUTH STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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.

5. ***Obligations Secured.*** The Deed of Trust executed by OSCAR FLORES AND SHEILA CARREON, provides that it secures the payment of the indebtedness in the original principal amount of $132,554.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Substitute Trustee(s) Appointed to Conduct Sale.*** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzalez, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Robert La Mont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on February 3, 2023 I filed this Notice of Foreclosure Sale at the office of the Franklin County Clerk and caused it to be posted at the location directed by the Franklin County Commissioners Court.

Robert La Mont, February 3, 2023