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2020 JUN 15 PM 1:14

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE *Bett Crane* 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.**

FRANKLIN COUNTY COURT  
FRANKLIN CO., TX.

Matter No.: 093168-TX

Date: June 2, 2020

County where Real Property is Located: Franklin

ORIGINAL MORTGAGOR: DEBO OGUNSEINDE, JOINED HEREIN BY SPOUSE, SANDRA KAYE OGUNSEINDE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DITECH FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LOANCARE, LLC

MORTGAGE SERVICER: LOANCARE

DEED OF TRUST DATED 12/12/2016, RECORDING INFORMATION: Recorded on 12/27/2016, as Instrument No. 147146 in Book 333 Page 110

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF MT. VERNON, FRANKLIN COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/7/2020**, the foreclosure sale will be conducted in **Franklin** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **12:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE is acting as the Mortgage Servicer for LOANCARE, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LOANCARE, LLC  
c/o LOANCARE  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262

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.




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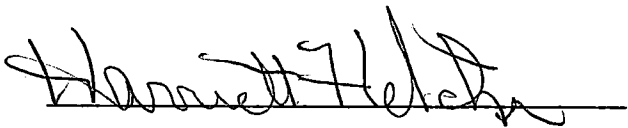


**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, SHARON ST. PIERRE, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

**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.**

By:   
Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036



Posted By Harriett Fletcher 6-15-2020

**EXHIBIT 'A'**

File No.: **52163622LA (BM)**  
Property: **622 HOLBROOK ST, MOUNT VERNON, TX 75457**

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF MT. VERNON, FRANKLIN COUNTY, TEXAS, BEING IN THE JOSEPH SLOAN SURVEY, ABSTRACT NO. 425, AND BEING THAT TRACT CONVEYED FROM DIANNE LETT TO PATRICIA F. ARCHER AND RECORDED IN VOLUME 230, PAGE 867 OF THE DEED RECORDS OF FRANKLIN COUNTY, TEXAS AND BOUNDED AS FOLLOWS:**

**BEGINNING AT A 1/2 INCH STEEL ROD SET AND BEING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HOLBROOK STREET (SPUR HIGHWAY NO. 423) WITH THE NORTH RIGHT OF WAY LINE OF TOLBERT STREET;**

**THENCE NORTH 88° 20' 00" WEST, WITH THE NORTH RIGHT OF WAY LINE OF TOLBERT STREET, 162.00 FEET TO A 1/2 INCH STEEL ROD SET AT THE SOUTHEAST CORNER OF A LOT CONVEYED FROM KENNETH BOLIN ET AL TO VIRGINIA ANN MAHAFFEY AND RECORDED IN VOLUME 69, PAGE 314 OF THE REAL PROPERTY RECORDS OF SAID COUNTY;**

**THENCE NORTH 0° 31' 13" WEST, 95.00 FEET TO A 1/2 INCH STEEL ROD SET AT THE LOWER NORTHEAST CORNER OF THE ABOVE MENTIONED MAHAFFEY LOT, AND BEING IN THE SOUTH BOUNDARY LINE OF A 0.47 ACRE FIRST TRACT CONVEYED FROM J. DALTON MITCHELL TO KENNETH MEEK ET UX AND RECORDED IN VOLUME 190, PAGE 655 OF THE DEED RECORDS OF SAID COUNTY;**

**THENCE SOUTH 88° 20' 00" EAST, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE MENTIONED MEEK LOT, 162.00 FEET TO A 1/2 INCH STEEL ROD SET IN THE WEST RIGHT-OF-WAY LINE OF HOLBROOK STREET (SPUR HIGHWAY NO. 423);**

**THENCE SOUTH 0° 31' 13" EAST, ALONG SAID RIGHT OF WAY LINE OF HOLBROOK STREET, 95.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.353 OF ACRE OF LAND.**

**A.P.N. 6103 and 6103**

 **OGUNSEINDE TX**  
**52163622**

**FIRST AMERICAN ELS  
DEED OF TRUST**



*WHEN RECORDED, RETURN TO:  
FIRST AMERICAN TITLE INSURANCE CO.  
1500 SOLANA BLVD, BLDG. 6  
WESTLAKE, TX 76262  
ATTN: RECORDING*