

FILED

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C&S No. 44-17-5767 / Conventional / Yes  
RoundPoint Mortgage Servicing Corporation

**NOTICE OF TRUSTEE'S SALE**

*Betty Crane*  
CLERK OF COURTS  
FRANKLIN COUNTY, TEXAS

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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: November 07, 2014

Grantor(s): Deborah Smith, an unmarried woman

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for PrimeLending, a PlainsCapital Company, its successors and assigns.

Recording Information: Vol. 303, Page 424, or Clerk's File No. 140734, in the Official Public Records of FRANKLIN County, Texas.

Current Mortgagee: Roundpoint Mortgage Servicing Corporation

Mortgage Servicer: RoundPoint Mortgage Servicing Corporation, whose address is C/O 5016 Parkway Plaza Blvd., Suite 200, Charlotte, NC 28217 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.

**Legal Description:**

ALL THAT CERTAIN 0.31 ACRE LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JOSEPH SLOAN SURVEY, ABSTRACT NO. 425, IN THE CITY OF MOUNT VERNON, FRANKLIN COUNTY, TEXAS, AND BEING ALL OF THE SAME LAND AS OCCUPIED AND DESCRIBED AS FIRST TRACT AND SECOND TRACT IN A DEED FROM JEARL L. MOWERY TO ANNA M. INGRAM AND AMY L. WHITESIDE AS RECORDED IN VOLUME 251, PAGE 464, OFFICIAL PUBLIC RECORDS, FRANKLIN COUNTY, TEXAS, (O.P.R.F.C.T.), AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 03/06/2018 Earliest Time Sale Will Begin: 12:00 PM

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Harriett Fletcher as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



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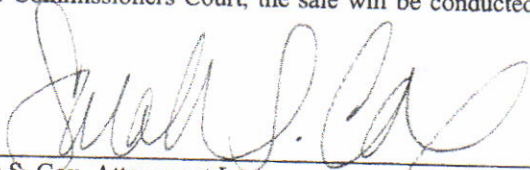
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be 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.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the FRANKLIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

Executed on this the 7th day of February, 2018.

**For Information:**

"Auction.com  
1 Mauchly  
Irvine, CA 92618

  
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Sarah S. Cox, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

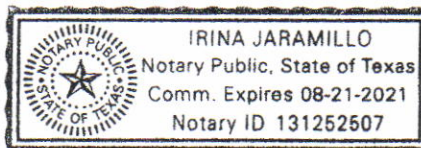
STATE OF TEXAS

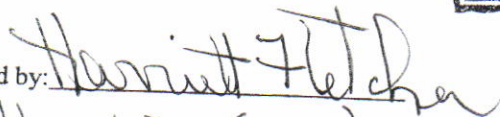
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Sarah S. Cox as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 7th day of February, 2018.

  
\_\_\_\_\_  
Notary Public  
Signature



Posted and filed by:   
Printed Name: HARRIETT FLETCHER

C&S No. 44-17-5767 / Conventional / Yes  
RoundPoint Mortgage Servicing Corporation



EXHIBIT "A"

ALL that certain 0.31 acre lot, tract, or parcel of land situated in the Joseph Sloan Survey, Abstract No. 425, in the City of Mount Vernon, Franklin County, Texas, and being all of the same land as occupied and described as First Tract and Second Tract in a deed from Jearl L. Mowery to Anna M. Ingram and Amy L. Whiteside as recorded in Volume 251, Page 464, Official Public Records, Franklin County, Texas. (O.P.R.F.C.T.), said 0.31 acre tract being described by metes and bounds as follows:

BEGINNING at an "X" cut in a concrete drive at the occupied northwest corner of said Ingram and Whiteside First Tract and on the occupied south line of the First Tract described in a deed to Franklin County Historical Association as recorded in Volume 247, Page 273, Deed Records, Franklin County, Texas, (D.R.F.C.T.), and on the east right of way of South Kaufman Street for a corner;

THENCE S 88°10'41" E along the occupied north lines of said Ingram and Whiteside First Tract and Second Tract and the occupied south line of said Franklin County Historical Association First Tract and the occupied south line of the remainder of the Second Tract described in said deed to Franklin County Historical Association (247/273 D.R.F.C.T.) a distance of 199.29 feet to a ½" iron rod with pink cap stamped "Landmark LS" set at the occupied northeast corner of said Ingram and Whiteside Second Tract and the occupied southeast corner of the remainder of said Franklin County Historical Association Second Tract and on the west line of a called 0.271 acre tract described in a deed to Neal Hinson as recorded in Volume 233, Page 842, D.R.F.C.T., for a corner, said point bears S 01°25'00" W a distance of 111.12 feet from a 5/8" iron rod found at the northwest corner of said 0.271 acre tract and the northeast corner of the remainder of said Franklin County Historical Association Second Tract for a reference;

THENCES S 01°25'00" W (Basis of Bearings per 0.271 acre tract) along the east line of said Ingram and Whiteside Second Tract and the west line of said 0.271 acre tract a distance of 56.45 feet to a ½" iron rod with pink cap stamped "Landmark LS" set at the occupied southeast corner of said Ingram and Whiteside Second Tract and at the northerly most northeast corner of a called 0.429 acre tract described in a deed to Mark Elliott Hymer and wife, Juliana Hymer as recorded in Volume 163, Page 459, O.P.R.F.C.T., for a corner, from said point a chain link fence corner post found at the southwest corner of said 0.271 acre tract and an ell corner of said 0.429 acre tract bears S 01°25'00" W a distance of 7.24 feet for a reference;

THENCE N 89°16'02" W along the occupied south line of said Ingram and Whiteside Second Tract and the occupied northerly most south line of said Ingram and Whiteside First Tract a distance of 92.71 feet to a point at the corner of a frame garage at an occupied ell corner of said Ingram and Whiteside First tract and the northerly most northwest corner of said 0.429 acre tract for a corner;

THENCE S 01°05'16" W along the occupied westerly most east line of said Ingram and Whiteside First Tract and the easterly most west line of said 0.429 acre tract a distance of 18.60 feet to a ½" iron rod with pink cap stamped "Landmark LS" set at the east edge of a 20" Elm tree at the occupied southerly most southeast corner of said Ingram and Whiteside First Tract and an ell corner of said 0.429 acre tract for a corner;

THENCE N 89°35'35" W along the occupied southerly most south line of said Ingram and Whiteside First Tract and the westerly most north line of said 0.429 acre tract a distance of 105.60 feet to an "X" cut in a concrete sidewalk at the occupied southwest corner of said Ingram and Whiteside First Tract and on the east right of way of said South Kaufman Street for a corner;

THENCE N 00°37'12" E along the west line of said Ingram and Whiteside First Tract and the east right of way of said South Kaufman Street a distance of 79.43 feet to the POINT OF BEGINNING and containing 0.31 acres of land, more or less.