

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED

Deed of Trust Date: 10/31/2017	Grantor(s)/Mortgagor(s): JOSEPH P. BURTON, A MARRIED MAN AND KALIE BURTON, SIGNING PRO FORMA TO PERFECT LIEN ONLY
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: OPR 347 Page: 644 Instrument No: 149953	Property County: FRANKLIN
Mortgage Servicer: U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 2800 Tamarack Rd., Owensboro, KY 42301
Date of Sale: 7/7/2026	Earliest Time Sale Will Begin: 12:00 PM
Place of Sale of Property: Franklin County Courthouse, 200 N. Kaufman Street, Mt Vernon, TX 75457 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

2026 MAY 21 PM 1:06
Frank Burnell
COUNTY CLERK
FRANKLIN COUNTY, TX

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Sheryl LaMont, Harriett Fletcher, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 5/20/2026

dey jr

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for U.S. Bank National Association

Dated: *May 21, 2026*

Heather Golden

Printed Name:

Heather Golden

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

MH File Number: TX-26-127477-POS
Loan Type: USDA Farm Loan

Tejas

Exhibit "A"

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, Abstract No. 425, being all of that certain called 0.046 acre tract described in Deed from Henrielen Bolger and David Jack Bolger, to Charles J. Skidmore, et ux, Martha Jean, filed December 21, 1961, recorded in Volume 82, Page 136, Deed Records of said County, and being all of that certain called 0.386 acre tract described in Deed from Martha Jean Bulte, et vir, William, dealing with separate property, to Lisa Skidmore Marquardt, et vir, Don, dealing with separate property, and Craig Skidmore, et ux, Catherine, dealing with separate property, filed January 09, 2015, recorded in Volume 305, Page 188, Official Public Records of said County, and also being a part of that certain residue of a called 3 acre tract described in Quitclaim Deed from David Jack Bolger, sole heir of D. E. Bolger and Henrielen Bolger, both deceased, to Lisa Skidmore Marquardt, filed June 12, 2017, recorded in Volume 340, Page 468, Official Public Records of said County, and bounded as follows:

Beginning at a 1/2 inch iron rod (TSR) set on the NWC of said called 0.046 acre tract, same being on the NEC of Tract Five – Called 0.265 acres described in Deed from Lloyd S. Parker and Shirley C. Parker, to Barbed Y Ventures, LLC, filed May 22, 2006, recorded in Volume 151, Page 927, Official Public Records of said County and being on the South right-of-way line of St. Louis Southwestern Railroad;

THENCE North 79° 09' 37" East along the NBL of said called 0.046 acre tract, the NBL of said called 0.386 acre tract, and the NBL of the residue of said called 3 acre tract and the South right-of-way line of said St. Louis Southwestern Railroad - 137.38 feet to a 1/2 inch iron rod (TSR) set on the NWC of a 0.143 acre tract this day surveyed out of the residue of said called 3 acre tract;

THENCE South 07° 33' 20" East running along the East footing of a wood and brick fence and the WBL of said 0.143 acre tract at 6.27 feet passing a 2 1/2 inch diameter chainlink fence corner post found for reference and continuing a total distance of 200.73 feet to a 1/2 inch iron rod (TSR) set on the SWC of said 0.143 acre tract and being on the North right-of-way line of Keith Street;

THENCE South 82° 33' 09" West along the SBL of the residue of said called 3 acre tract, the Sbl of said called 0.386 acre tract, the SBL of said called 0.046 acre tract and the North right-of-way line of said Keith Street - 136.96 feet to a 1/2 inch iron rod (TSR) set on the SWC of said called 0.046 acre tract and being on the SEC of said called 0.265 acre tract;

THENCE North 07° 36' 44" West generally along a chainlink fence and the EBL of said 0.265 acre tract at 187.66 feet passing a 2 1/2 inch diameter chainlink fenced corner post found for reference and continuing a total distance of 192.59 feet to the Place of Beginning containing 0.619 acres, more or less.