

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED

2025 JUN 25 PM 2:03

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| Deed of Trust Date: 6/9/2023 | Grantor(s)/Mortgagor(s): WILLIAM L DELAHUNT, A SINGLE MAN |
| Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SOCIETY MORTGAGE, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary/Mortgagee: Planet Home Lending, LLC |
| Recorded in: Volume: OPR 448 Page: 390 Instrument No: 169000 | Property County: FRANKLIN |
| Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | Mortgage Servicer's Address: 321 Research Parkway, Meriden, CT 45342 |
| Date of Sale: 8/4/2026 | Earliest Time Sale Will Begin: 12:00 PM |
| Place of Sale of Property: The south steps of the Franklin County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. | |

Brook Burnett
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, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Christine Wheeless, 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(D): 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: 6/24/2026

[Handwritten Signature]

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Planet Home Lending, LLC

Dated: 6/25/2026

Catherine Geddie

Printed Name:

Catherine Geddie

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

MH File Number: TX-26-129862-POS

Loan Type: FHA

EXHIBIT "A"

DESCRIPTION OF PROPERTY SURVEYED: Being all of that tract of land conveyed to Karen Cameron, by deed recorded in Vol. 383 Page 1, Official Public Records, Franklin County, Texas (OPR). This property is situated in the Jesse Jones Survey, Abstract No. 252, Franklin County, Texas and is more specifically described by METES AND BOUNDS, to-wit:

POINT OF BEGINNING (POB): Being a referenced point in the paved portion of County Road 2170 for the southwest corner of this tract, same being the southeast corner of the Ross Mackey tract (Vol. 303 Page 959, OPR).

THENCE: North 00 degrees 39 minutes 05 seconds west, passing a 1/2" Steel Rod Found (SRF) for reference at 15.72 feet, thence continuing for a total distance of 1693.01 feet to a SRF for the northwest corner of this tract, same being the northeast corner of said Mackey tract, same also being a point in the south line of the Greg Cook tract (Vol. 149 Page 436, OPR).

THENCE: North 89 degrees 05 minutes 11 seconds East with Cook's south line for a distance of 311.37 feet to a SRF for the northwest corner of this tract, same being the northwest corner of the Jeffery Chitsey tract (Vol. 337 Page 232, OPR).

THENCE: South 06 degrees 25 minutes 22 seconds West, passing a SRF for reference at 1687.59 feet, thence continuing a total distance of 1705.67 feet to a point in the paved portion of said county road for the southeast corner of this tract and the southwest corner of said Chitsey tract.

THENCE: South 88 degrees 21 minutes 34 seconds West with said county road for a distance of 101.32 feet to the POB.

This tract contains 8.015 acres of land.