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19-247503

Notice of Substitute Trustee's Sale

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Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Debra Crane
CLERK COUNTY COURT
FRANKLIN COUNTY, TX

Deed of Trust Date: June 9, 2006	Original Mortgagor/Grantor: LATERRIUS D. EVANS AND IRMA RODRIGUEZ
Original Beneficiary / Mortgagee: WALTER MORGAGE SERVICING, INC.	Current Beneficiary / Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST VIII
Recorded in: Volume: 0154 Page: 830 Instrument No: N/A	Property County: FRANKLIN
Mortgage Servicer: DITECH FINANCIAL, LLC.	Mortgage Servicer's Address: 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

* 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.

Secures: Note in the original principal amount of \$33,200.00, executed by LATERRIUS D. EVANS; IRMA RODRIGUEZ and payable to the order of Lender.

Property Address/Mailing Address: 916 DUNLAP ST, MT. VERNON, TX 75457

Legal Description of Property to be Sold: BEING 0.530 ACRE OF LAND SITUATED IN THE S. KEITH SURVEY, ABSTRACT 268, CITY OF MT. VERNON, FRANKLIN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 0.75 ACRE TRACT AS DESCRIBED IN A DEED FROM GEORGE HARGRAVES TO RAVAY WICKWARE, JR., DATED APRIL 28, 1999 AND RECORDED IN VOLUME 19, PAGE 155 OF THE DEED RECORDS OF FRANKLIN COUNTY, TEXAS AND BEING THE SOUTH PART OF THAT CERTAIN TRACT NUMBER 95 AS SHOWN ON THE FRANKLIN COUNTY APPRAISAL DISTRICT MAP; SAID 0.530 ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE ABOVE REFERENCED WICKWARE TRACT AND TRACT NUMBER 95 AND THE NORTHEAST CORNER OF THE ADOLPHIS DUNLAP TRACT AS RECORDED IN VOLUME 167, PAGE 433 OF SAID DEED RECORDS AND BEING IN THE WEST MARGIN OF DUNLAP STREET AND BEING NORTH, A DISTANCE OF 2.1 FEET FROM A ¾ INCH IRON PIPE FOUND AT A FENCE CORNER;

THENCE SOUTH 87° 13' 48" WEST, A DISTANCE OF 234.44 FEET WITH THE SOUTH BOUNDARY LINE OF SAID WICKWARE TRACT AND TRACT NUMBER 95 AND THE NORTH BOUNDARY LINE OF SAID DUNLAP TRACT TO A ½ INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID WICKWARE TRACT AND TRACT NUMBER 95 AND THE NORTHWEST CORNER OF SAID DUNLAP TRACT AND BEING IN THE EAST BOUNDARY LINE OF TRACT NUMBER 77 AS RECORDED IN VOLUME 197, PAGE 347 OF SAID DEED RECORDS.

THENCE NORTH, A DISTANCE OF 98.67 FEET WITH THE WEST BOUNDARY LINE OF SAID



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WICKWARE TRACT AND TRACT NUMBER 95 AND THE EAST BOUNDARY LINE OF SAID TRACT NUMBER 77 TO A ½ INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID WICKWARE TRACT AND THE SOUTHWEST CORNER OF THE RESIDUE OF SAID TRACT NUMBER 95;

THENCE NORTH 87°13'48" EAST, A DISTANCE OF 234.44 FEET WITH THE NORTH BOUNDARY LINE OF SAID WICKWARE TRACT AND THE SOUTH BOUNDARY LINE OF THE RESIDUE OF SAID TRACT NUMBER 95 TO A ½ INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID WICKWARE TRACT AND THE SOUTHWEST CORNER OF SAID RESIDUE TRACT AND BEING IN THE WEST RIGHT-OF-WAY LINE OF DUNLAP STREET;

THENCE SOUTH, A DISTANCE OF 98.67 FEET WITH THE EAST BOUNDARY LINE OF SAID WICKWARE TRACT AND TRACT NUMBER 95 AND THE WEST MARGIN OF DUNLAP STREET BACK TO THE PLACE OF BEGINNING AND CONTAINING 0.530 ACRE OF LAND.

Date of Sale: August 06, 2019	Earliest time Sale will begin: 12:00PM
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Place of sale of Property: THE SOUTH STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST VIII*, the owner and holder of the Note, has requested Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST VIII* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

/s/William Attmore

William Attmore

Attorney for DITECH FINANCIAL LLC

State Bar No.: 24064844

wattmore@rascrane.com

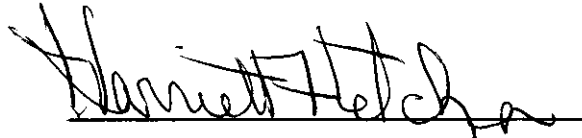
RAS CRANE, LLC / Attorney for Mortgagee

1900 Enchanted Way, Suite 125

Grapevine, TX 76051

Telephone: 817-873-3080

Facsimile: (817)796-6079

A handwritten signature in cursive script, appearing to read "Harriett Fletcher", written over a horizontal line.

Harriett Fletcher 7-11-19