

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 31, 2016, GERI ANN MEARS, UNMARRIED, executed a Deed of Trust/Security Instrument conveying to WILLIAM S. HENNESSEY, ESQ., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONS LENDING CORPORATION, A CORPORATION, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 145270, Volume 323, Page 763, in the DEED OF TRUST OR REAL PROPERTY RECORDS of FRANKLIN COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at County Courthouse in FRANKLIN COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 555, FRANKLIN COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO WAYNE ALEXANDER AND BARBARA JENNIE SCOTT, RECORDED IN VOLUME 30, PAGE 310, REAL PROPERTY RECORDS, FRANKLIN COUNTY, TEXAS, TOGETHER WITH PART OF A TRACT OF LAND DESCRIBED IN DEED TO WAYNE A. AND BARBARA J. SCOTT, RECORDED IN VOLUME 134, PAGE 347, DEED RECORDS, FRANKLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 2367 FARM ROAD 115  
MOUNT VERNON, TX 75457

Mortgage Servicer: LOANCARE, LLC

Noteholder: NATIONS LENDING CORPORATION, AN OHIO CORPORATION  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 06 day of February, 2020.

  
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Harriett Fletcher, Robert LaMont, David Sims,  
Allan Johnston, Ronnie Hubbard, Sheryl  
LaMont, Sharon St. Pierre, Substitute Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

FILED

2020 FEB -6 PM 1:53

  
CLERK COUNTY COURT  
FRANKLIN CO., TX.

**EXHIBIT A**

**Order No.: 8000421600549**

**For APN/Parcel ID(s): 7271**

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All that certain lot, tract or parcel of land situated in the McKinney and Williams Survey, Abstract No. 555, Franklin County, Texas, being all of a tract of land described in Deed to Wayne Alexander and Barbara Jennie Scott, recorded in Volume 30, Page 310, Real Property Records, Franklin County, Texas, together with part of a tract of land described in Deed To Wayne A. and Barbara J. Scott, recorded in Volume 134, Page 347, Deed Records, Franklin County, Texas and being described my metes and bounds as follows:

Beginning at a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner in the east right-of-way line of F.M. Highway No. 115, said point being the southwest corner of said Scott tract (Volume 30, Page 310) and the apparent northwest corner of a tract of land described in Deed as "Tract One" to Lanny R. Ramsay, recorded in Volume 265, Page 197, Official Public Records, Franklin County, Texas;

Thence North 04 degrees 39 minutes 10 seconds West, along said right-of-way, a distance of 400.01 feet to a 1/2 inch iron rod found for angle point in the recognized west line of said Scott tract (Volume 134, Page 347);

Thence North 04 degrees 45 minutes 00 seconds West, a distance of 177.26 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for angle point;

Thence North 11 degrees 11 minutes 00 seconds West, along said right-of-way, a distance of 34.01 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner in the recognized west line of said Scott tract (Volume 134, Page 347), said point being the northwest corner of herein described tract and the apparent southwest corner of a tract of land described in Deed to Larry and Deborah Wooden, recorded in Volume 121, Page 957, Official Public Records, Franklin County, Texas;

Thence North 88 degrees 00 minutes 55 seconds East, along the south line of said Wooden tract, a distance of 204.75 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner, said point being a north corner of herein described tract;

Thence South 00 degrees 01 minutes 55 seconds East, over and across said Scott tract (Volume 134, Page 347), a distance of 247.94 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner;

Thence North 89 degrees 58 minutes 05 seconds East, a distance of 173.61 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner;

Thence North 00 degrees 01 minutes 55 seconds West, over and across said Scott tract (Volume 134, Page 347), a distance of 253.86 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner in the apparent south line of said Wooded tract, said point being a north corner of herein described tract;

Thence North 89 degrees 58 minutes 05 seconds East, a distance of 628.51 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner in the apparent south line of said Wooden tract, said point being a north corner of herein described tract;

**EXHIBIT A**

(continued)

Thence South 00 degrees 01 minutes 55 seconds East, over and across said Scott Tract (Volume 134, Page 347), a distance of 208.71 feet to a 1/2 inch iron rod set with yellow plastic cap stamped BG&A RPLS 5569 for corner;

Thence North 89 degrees 58 minutes 05 seconds East, a distance of 208.71 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner;

Thence North 00 degrees 01 minutes 55 seconds West, over and across said Scott tract (Volume 134, Page 347), a distance of 208.71 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner in the apparent south line of said Wooden tract, said point being a north corner of herein described tract;

Thence North 89 degrees 58 minutes 05 seconds East, a distance of 184.23 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner in the apparent west line of a tract of land described in Deed as "Parcel Five" to Charles and Peggy Lowry Real Estate, LP., recorded in Volume 206, Page 875, Official Public Records, Franklin County, Texas, said point being the northeast corner of herein described tract and the apparent southeast corner of said Wooden tract;

Thence South 01 degrees 35 minutes 04 seconds West, along the apparent west line of said Lowry tract, a distance of 585.65 feet to an "6" inch wood fence corner post for corner, said point being the recognized southeast corner of said Scott Tract (Volume 134, Page 347), and the apparent northeast corner of said Ramsay tract, from which a 1/2 inch iron rod found for witness bears south 87 degrees 31 minutes 27 seconds West - 2.13 feet;

Thence South 87 degrees 30 minutes 00 seconds West, along the recognized south line of said Scott tract (Volume 134, Page 347), and the apparent north line of said Ramsay tract, a distance of 1165.93 feet to a 1/2 inch iron rod found for angle point, said point being the apparent east corner of a tract of land described in Deed as "Tract Two" of said Ramsay tract;

Thence North 83 degrees 47 minutes 42 seconds West, along the apparent northeast line of said Ramsay Tract "Tract Two", a distance of 98.75 feet to a 1/2 inch iron rod found for angle point, said point being the recognized southeast corner of said Scott tract (Volume 30, Page 310), and the apparent northwest corner of said Ramsay tract "Tract Two";

Thence North 87 degrees 13 minutes 35 seconds West, a distance of 66.85 feet to the place of beginning and containing 745,700.42 square feet or 17.118 acres or land, more or less.

**NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.**

## Exhibit B

Deed of Trust Dated 7/27/2015 from Geri Ann Mears to nations lending corporation in the original principal sum of \$242,526.00 recorded in Volume 312, Page 889 official public records, Franklin County, Texas.