

REGIONS MORTGAGE (MGN)  
HERNANDEZ, PATRICIA J.  
215 YATES STREET, MT. VERNON, TX 75457

CONVENTIONAL  
Firm File Number: 20-035627

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 9, 2000, PATRICIA J. HERNANDEZ, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to DENNIS P. SCHWARTZ, as Trustee, the Real Estate hereinafter described, to JEFFERSON HERITAGE BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of FRANKLIN COUNTY, TX and is recorded under Clerk's File/Instrument Number 081575 Volume 38, Page 0728, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust, and


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 4, 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, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Franklin 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Franklin, State of Texas:

SEE EXHIBIT A

Property Address: 215 YATES STREET  
MT. VERNON, TX 75457  
Mortgage Servicer: REGIONS MORTGAGE  
Mortgagee: REGIONS BANK  
5214 LINCOLN ROAD  
HATTIESBURG, MS 39402

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.

  
SUBSTITUTE TRUSTEE 67-62-2020  
Sue Spasic, Robert LaMont, Sheryl LaMont, Harriett  
Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan  
Johnston or Zoran W. Spasic  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713) 462-2565

**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 military service to the sender of this notice immediately.**

FILED FOR RECORD  
At 2:10 O'clock P.M.

JUL - 2 2020

BETTY CRANE, COUNTY CLERK  
FRANKLIN COUNTY, TEXAS  
 DEPUTY

EXHIBIT A

All that certain lot, tract or parcel of land situated in Franklin County, Texas in the South part of the town of Mt. Vernon on the South side of Yates Street and being a part of the Joseph Sloan Survey A-425 and being a part of a one acre lot conveyed to W.M. Christian by G.B. Brem and wife, by deed dated April 5th, 1886 and recorded in Vol. D, page 350, Deed Records, Franklin County, Texas and more fully described as follows:

**BEGINNING** at the NEC of said one acre lot conveyed to W.M. Christian by G.B. Brem a stake on the SBL of Yates Street;

**THENCE** West with the NBL of said Christian lot 80 ft. to a stake for corner;

**THENCE** South 210 ft. to the SBL of said Christian lot;

**THENCE** East 80 ft. to the SEC of said Christian lot;

**THENCE** North 210 ft. to the place of beginning.