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2024 JUL 11 PM 1:02

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Shook Bunnell
COUNTY CLERK
FRANKLIN COUNTY, TX

Matter No.: 125448-TX

Date: July 5, 2024

County where Real Property is Located: Franklin

ORIGINAL MORTGAGOR: DELANE WALTER HULEN AND REBECCA ANN HULEN, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MID AMERICA MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 12/16/2019, RECORDING INFORMATION: Recorded on 12/17/2019, as Instrument No. 156075 in Book OPR 378 Page 487

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A 1.114-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM S KEITH SURVEY, ABSTRACT NO. 270 FRANKLIN COUNTY, TEXAS, AND BEING PART OF THAT CALLED FIRST TRACT 2-1/2-ACRE TRACT OF LAND AND PART OF THE CALLED SECOND TRACT CONVEYED TO THE ROSALIND RAMSEY BELL, AND RECORDED IN VOLUME 98, PAGE 512, OF THE OFFICIAL PUBLIC RECORDS, FRANKLIN COUNTY, TEXAS, SAME BEING PART OF THAT TRACT OF LAND CONVEYED TO THOMAS D RAMSEY, AND RECORDED IN VOLUME 121, PAGE 114 OF SAID RECORDS, SAME BEING ALL OF FIRST TRACT AND SECOND TRACT AS CONVEYED TO PAUL R MACIAS AND RECORDED IN VOLUME 343, PAGE 200, OF SAID RECORDS, SAID 1.114-ACRES BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/3/2024, the foreclosure sale will be conducted in Franklin County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 12:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee, whose address is:



Matter No.: 125448-TX

LAKEVIEW LOAN SERVICING, LLC
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
8950 Cypress Waters Blvd.
Coppell, TX 75019

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
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San Diego, California 92108

Return to:
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3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036


Posted by Harriett Fletcher, July 11, 2024.

EXHIBIT "A"

TS# 125448-TX

A 1.114-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM S KEITH SURVEY, ABSTRACT NO. 270 FRANKLIN COUNTY, TEXAS, AND BEING PART OF THAT CALLED FIRST TRACT 2-1/2-ACRE TRACT OF LAND AND PART OF THE CALLED SECOND TRACT CONVEYED TO ROSALIND RAMSEY BELL, AND RECORDED IN VOLUME 98, PAGE 512, OF THE OFFICIAL PUBLIC RECORDS, FRANKLIN COUNTY, TEXAS, SAME BEING PART OF THAT TRACT OF LAND CONVEYED TO THOMAS D RAMSEY, AND RECORDED IN VOLUME 121, PAGE 114 OF SAID RECORDS, SAME BEING ALL OF FIRST TRACT AND SECOND TRACT AS CONVEYED TO PAUL R MACIAS AND RECORDED IN VOLUME 343, PAGE 200 OF SAID RECORDS, SAID 1.114-ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a 1/2-inch iron rod found in the south line of Major Street, the east line of Holbrook Street, the west line of the William S Keith Survey and the northwest corner of said First Tract;

Thence S 88°27'52"E along the south line of Major Street a distance of 209.23 feet to a 1/2-inch iron rod found for the northeast corner hereof;

Thence S 01°20'57"W a distance of 224.28 feet to a 1/2-inch iron rod found for the northeast corner of the Charles R Horn tract of land set out in Volume 255 Page 356 of said Records;

Thence S 85°26'40"W along the north line of said Charles R Horn tract a distance of 204.52 feet to a 1/2-inch iron rod found in the east line of Holbrook Street;

Thence N 00°00'00"W along the east line of Holbrook Street a distance of 246.06 feet to the Point of Beginning, having an area of 48545.47 square feet, more or less, 1.114 acres, more or less.