

August

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 1st day of August, 2023
Time: 11:00AM or not later than three hours after that time
Place: AT THE SOUTH DOOR ON THE FIRST FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Robertson County, Texas, or at the area most recently designated by the Robertson County Commissioners.

TERMS OF SALE: CASH

Filed for Record in:
Robertson County
On: Jun 15, 2023 at 03:10P
By: Sarah Tepera

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 20, 2019
Grantor(s): JARED HILL AND SPOUSE, KATIA HILL
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for USAA Federal Savings Bank, its successors and assigns
Original Principal: \$315,000.00
Recording Information: Deed Inst.# 20193145,
Current Mortgagee/Beneficiary: Lakeview Loan Servicing, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$315,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Robertson
Property Description: (See Attached Exhibit "A")
Property Address: 314 N Calvert St, Franklin, TX 77856
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 15th day of June, 2023 at 3:12 pm
Stephanie M. Sanders, Robertson County Clerk
by: SM

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage, LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

SUBSTITUTE TRUSTEE(S):

Coury Jacocks, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 2308 N. Pioneer Trail Bryan Tx. I declare under penalty perjury that 6-15-23 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Robertson County Clerk and caused it to be posted at the location directed by the Robertson County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ROBERTSON, STATE OF TEXAS AND IS DESCRIBED AS FOLLOWS:

All of Lots Number Four (4), Five (5) and Six (6) in Block Number Fourteen (14), in the CITY OF FRANKLIN, Robertson County, Texas, according to the map of said City recorded in Volume 5, Page 253 of the Deed Records of Robertson County, Texas; and being the same property described in a deed from Nathan R. Wooldridge, Independent Executor of the Estate of Deanna Mary Hanhart; James Edward Hanhart; and Richard Alan Hanhart to Rodney D. McFadden and spouse, Stephanie R. McFadden, dated November 12, 2015 and recorded in Volume 1278, Page 455 of the Official Public Records of Robertson County, Texas.