

600 SPIKES RD
CORSICANA, TX 75110

0000006992739

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.

1. Date, Time, and Place of Sale.

Date: September 05, 2023

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 14, 1999 and recorded in Document VOLUME 1462, PAGE 459 real property records of NAVARRO County, Texas, with MICHAEL D. HALL AND PATRICIA B. WILSON HALL HUSBAND AND WIFE, grantor(s) and BANC ONE FINANCIAL SERVICES, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MICHAEL D. HALL AND PATRICIA B. WILSON HALL HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$97,289.22, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605

2023-051
FILED FOR RECORD
AT 4:13 O'CLOCK P.M.

AUG 10 2023

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY K DEPUTY



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.

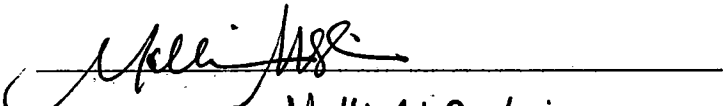
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, ASHLEE LUNA, LORI GARNER, MOLLIE MCCOSLIN, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, OR RONNIE HUBBARD whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Mollie McCoslin, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8.10.23 I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.



Declarants Name: Mollie McCoslin

Date: 8.10.2023

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NAVARRO

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING 4.0 ACRES, SITUATED IN THE PHILLIP HIGHNOTE SURVEY, ABSTRACT NO. 371, NAVARRO COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN DEED FROM JUNE M. CLARK ET UX TO JUNE P. CLARK, DATED JULY 28, 1965, RECORDED IN VOLUME 724, PAGE 374, DEED RECORDS OF NAVARRO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN NORTH LINE OF AFORESAID TRACT AND BEING 500 FEET NORTH 60 DEG EAST FROM THE NORTHWEST CORNER THEREOF;

THENCE NORTH 60 DEG EAST 417.4 FEET WITH FENCE TO AN IRON STAKE FOR CORNER;

THENCE SOUTH 30 DEG EAST 417.4 FEET TO AN IRON STAKE FOR CORNER;

THENCE SOUTH 60 DEG WEST 417.4 FEET TO AN IRON STAKE FOR CORNER;

THENCE NORTH 30 DEG WEST 417.4 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.0 ACRES OF LAND WITH A GRAVEL ROAD FOR ACCESS AS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN EAST LINE OF AFORESAID TRACT ON WEST LINE OF FARM ROAD 709, AND BEING 289 FEET NORTH 08 DEG 07' EAST FROM THE SOUTHEAST CORNER OF SAID JUNE P. CLARK TRACT;

THENCE NORTH 81 DEG 53' WEST 270 FEET AND 860 FEET SOUTH 55 DEG 07' WEST AND 100 FEET SOUTH 69 DEG 45' WEST AND 100 FEET NORTH 30 DEG WEST TO THE SOUTH LINE OF THIS 4.0 ACRE TRACT, THIS BEING A ROADWAY 20 FEET WIDE AND 10 FEET ON EITHER SIDE OF THIS LINE.