

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.

Matter No.: 132500-TX

Date: November 5, 2025

County where Real Property is Located: Washington

ORIGINAL MORTGAGOR: CHARLES RICHARDSON AND PAMELA RICHARDSON, HUSBAND
AND WIFE

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

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9
MASTER PARTICIPATION TRUST

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 1/29/2009, RECORDING INFORMATION: Recorded on 2/3/2009, as Instrument No.
487 in Book 1301 Page 076 and later modified by a loan modification agreement recorded as Instrument 2991 on
06/07/2013

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN TRACT OR PARCEL OF
LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, BEING LOT THIRTY-
SIX (36) OF THE OVERLOOK ESTATES SUBDIVISION, SECTION II AS RECORDED IN PLAT
CABINET FILE NOS. 555A AND 555B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/2/2025, the foreclosure sale will be conducted in
Washington 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 1:00 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.

FAY SERVICING, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION
TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY
SERVICING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150



FILED AND RECORDED
2025 NOV 10 PM 2:51
WASHINGTON COUNTY CLERK

Matter No.: 132500-TX

Farmers Branch, TX 75234

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 AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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
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