

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE 18 NOV -1 PM 1:55

Matter No.: 064598-TX

Date: October 30, 2018

Betty Crane  
CLERK COUNTY COURT  
FRANKLIN CO. TX

County where Real Property is Located: Franklin

ORIGINAL MORTGAGOR: ROOSEVELT HARRIS AND MARY HARRIS

ORIGINAL MORTGAGEE: ASSOCIATES HOME EQUITY SERVICES, INC.

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R, A DELAWARE TRUST

MORTGAGE SERVICER: Fay Servicing, LLC

DEED OF TRUST DATED 2/5/2001, RECORDING INFORMATION: Recorded on 2/12/2001, as Instrument No. 83383 in Book 44 Page 0313

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF MOUNT VERNON BEING KNOWN AS ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN FRANKLIN COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/4/2018, 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.

Fay Servicing, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R, A DELAWARE 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:

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R, A DELAWARE TRUST  
c/o Fay Servicing, LLC  
939 W. North Avenue, Suite 680  
Chicago, IL 60642

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.

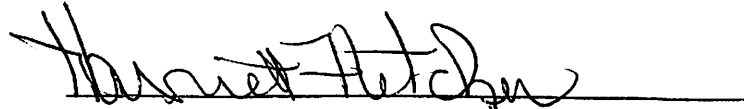


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**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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: \_\_\_\_\_ Substitute Trustee  
HARRIETT FLETCHER, ROBERT LAMONT, SHERYL  
LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST.  
PIERRE, RONNIE HUBBARD, PAUL A. HOEFKER,  
ROBERT L. NEGRIN

  
Harriett Fletcher 11-01-18

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

## EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LANDSITUATED IN CITY OF MOUNT VERNON BEING KNOWN AS ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN FRANKLIN COUNTY, TEXAS, BEING A PART OF THE WM. S. KEITH SURVEY ABST. 270 AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS. BEGINNING;AT A POINT 58 VARAS EAST OF THE SOUTHWEST CORNER OF A FOUR (4) ACRE TRACT OF LAND CONVEYED TO ROBERT GAMBLE BY JOHN E. FOX AND WIFE GENEVA FOX, BY DEED DATED NOVEMBER 25, 1953 OF RECORD IN VOLUME 73 AT PAGE 128 DEED RECORDS OF FRANKLIN COUNTY, TEXAS, AND SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF SAID FOUR (4) ACRE TRACT; THENCE NORTH WITH A LINE PARALLEL WITH THE WEST BOUNDARY LINE OF SAID TRACT 176VARAS TO A STAKE IN THE SOUTH BOUNDARY LINE OF THE COTTON BELT RAILROAD RIGHT-OF-WAY; THENCE IN A NORTHWESTERLY DIRECTION WITH THE RAILROAD RIGHT OF WAY 62 VARAS TO A STAKE IN THE NORTHWEST CORNER OF SAID FOUR ACRE TRACT; THENCE SOUTH WITH THE WEST BOUNDARY LINE OF SAID FOUR ACRE TRACT 186-8/ 10 VARAS TO ITS SOUTHWEST CORNER; THENCE EAST WITH THE SOUTH BOUNDARY LINE OF SAID TRACT 58 VARAS TO THE PLACE OF BEGINNING AND CONTAINING ONE AND 8/10 ACRES OF LAND AND BEING MORE FULLY DESCRIBED IN DEED BOOK 218 PAGE 233 RECORDED ON 06/26/1990 AMONG THE LAND RECORDS OF FRANKLIN COUNTY, TEXAS