

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD

2024 JUN 27 PM 3:18

**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.**

CONNIE DECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Cheyenne*

Matter No.: 123959-TX

Date: June 25, 2024

County where Real Property is Located: Hardin

ORIGINAL MORTGAGOR: MARK FUGITT AND SHERI FUGITT, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNION HOME MORTGAGE CORP, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: UNION HOME MORTGAGE CORPORATION

MORTGAGE SERVICER: Union Home Mortgage

DEED OF TRUST DATED 11/18/2022, RECORDING INFORMATION: Recorded on 11/30/2022, as Instrument No. 2022-131964

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): THAT CERTAIN 1.997 ACRE TRACT OUT OF THE ELISHA DUNCAN LEAGUE, ABSTRACT 14, HARDIN COUNTY, TEXAS, BEING THAT SAME CALLED 1.98 ACRE TRACT CONVEYED TO IVY D. JANEAX AND WIFE, JO ANNE JANEAX, AS RECORDED IN VOLUME 854, PAGE 300, OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, SAID 1.997 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2024, the foreclosure sale will be conducted in Hardin 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 10:00 AM, 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.

Union Home Mortgage is acting as the Mortgage Servicer for UNION HOME MORTGAGE CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Union Home Mortgage, as Mortgage Servicer, is representing the Mortgagee, whose address is:

UNION HOME MORTGAGE CORPORATION  
c/o Union Home Mortgage  
8241 Dow Circle W.  
Strongsville, OH 44136



Matter No.: 123959-TX

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 TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, MARGIE ALLEN, ANGELIA BROOKS, 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 Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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 Tompache*  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

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

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1856842

That certain 1.997 acre tract out of the Elisha Duncan League, Abstract 14, Hardin County, Texas, being that same called 1.98 acre tract conveyed to Ivy D. Janeaux and wife, Jo Anne Janeaux, as recorded in Volume 854, Page 300, of the Official Public Records of Hardin County, Texas, said 1.997 acres being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for the Northeast corner of the said 1.997 acre tract, being the Northwest corner of that called 1.28 acre tract conveyed to Charles R. Steely and wife, Nelda F. Steely as recorded in Volume 415, Page 561, of the Deed Records of Hardin County, Texas, from which a 3/8" iron rod found for the Northeast corner of the said 1.28 acre tract bears North 88° 38' 25" East 139.75 feet (called North 88°38'24" East 140.00 feet);

Thence South 01°19'12" East along the East line of the said 1.997 acre tract, being the West line of the said 1.28 acre tract, a distance of 396.13 feet (called South 01°19'13" East 398.34 feet) to a 1/2" capped iron rod set in the North right of way line of Harvard Street for the Southeast corner of the said 1.997 acre tract;

Thence South 88°01'00" West along the said North right of way line at 204.69 feet pass a 1/2" iron pipe found for reference and continuing for a total distance of 249.97 feet (called South 88° 01'00" West 249.97 feet) to a point for the Southwest corner of the said 1.997 acre tract;

Thence North 07°30'38" East along the West line of the said 1.997 acre tract a distance of 403.57 feet (called North 07°36'30" East 399.10 feet) to a point for the Northwest corner of the said 1.997 acre tract;

Thence North 88°36'24" East along the North line of the said 1.997 acre tract at 39.99 feet pass a 1/2" iron pipe found for reference, and continuing for a total distance of 188.00 feet (called North 88° 36'24" East 188.00 feet) to the Point of Beginning and containing 1.997 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.