

FILED FOR RECORD

2025 JAN 13 AM 9:01

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.**

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Ashley Holland*

Matter No.: 130653-TX

Date: January 9, 2025

County where Real Property is Located: Hardin

ORIGINAL MORTGAGOR: CLINT JAMES MCFARLIN AND RAVIN MCFARLIN, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: CITIZENS BANK NA F/K/A RBS CITIZENS NA

MORTGAGE SERVICER: CITIZENS BANK, N.A.

DEED OF TRUST DATED 1/20/2017, RECORDING INFORMATION: Recorded on 1/24/2017, as Instrument No. 2017-71383

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING TRACT 2, 3.169 ACRES, MCFARLIN ESTATES, A 19.10 ACRE SUBDIVISION OUT OF THE FRANCISCO ARRIOLA LEAGUE, ABSTRACT NO. 2, HARDIN COUNTY, TEXAS, ACCORDING TO THE MINOR PLAT THEREOF, ON FILE AND OF RECORD IN VOLUME 4, PAGE 156A, PLAT RECORDS OF HARDIN COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/4/2025**, 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 **11:00 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.

CITIZENS BANK, N.A. is acting as the Mortgage Servicer for CITIZENS BANK NA F/K/A RBS CITIZENS NA who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CITIZENS BANK, N.A., as Mortgage Servicer, is representing the Mortgagee, whose address is:

CITIZENS BANK NA F/K/A RBS CITIZENS NA
c/o CITIZENS BANK, N.A.
One Citizens Plaza
Providence, RI 02903

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



Matter No.: 130653-TX

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 REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, KEATA SMITH, MARGIE ALLEN, KYLE BARCLAY, ANGIE BROOKS, STEPHANIE HERNANDEZ, CASPER RANKIN, LAUREL HANDLEY, 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 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 Tamplin*
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