

NATIONSTAR MORTGAGE LLC (CXE)
RANNALS, LONNIE
1712 VINCENT STREET, BROWNWOOD, TX 76801

CONVENTIONAL
Firm File Number: 22-039327

Sharon Ferguson, Brown County Clerk
Time 1:45 pm.

MAY 25 2023

By Deputy: *H. Kirby*

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 22, 2004, LONNIE J. RANNALS AND KIMBERLY D. RANNALS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MATTHEW HADDOCK, as Trustee, the Real Estate hereinafter described, to FIRST FRANKLIN FINANCIAL, A DIVISION OF NATIONAL CITY BANK OF INDIANA in payment of a debt therein described. The Deed of Trust was filed in the real property records of BROWN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2939 Volume 1521, Page 922, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, July 5, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in BROWN COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Brown, State of Texas:

FIELD NOTE DESCRIPTION OF A 0.263 ACRE TRACT OF LAND BEING LOT 2 OF D.S. CAMP BLOCK, CITY OF BROWNWOOD, BROWN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AT VOLUME 1 PAGE 47 OF THE BROWN COUNTY PLAT RECORDS AND BEING THAT TRACT CONVEYED FROM DEREK L. KIRBO AND WIFE STEPHANIE KIRBO TO ROBERT M. GREEN AND WIFE RANDEE GREEN BY DEED DATED DECEMBER 16, 2002 AND RECORDED AT VOLUME 1461 PAGE 531 OF THE BROWN COUNTY DEED RECORDS; SAID 0.263 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND IN THE NORTHEAST LINE OF VINCENT STREET WHICH BEARS S31°30'00"E (BASIS OF BEARINGS FOR THIS SURVEY) 191.79 FEET FROM A 1/2" IRON ROD FOUND AS THE NORTHWEST CORNER OF LOT 1 AND THE D.S. CAMP BLOCK ACCORDING TO THE PLAT OF WHICH IS RECORDED AT VOLUME 1 PAGE 47 OF THE BROWN COUNTY PLAT RECORDS SAID RAILROAD SPIKE BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK AND THE SOUTHWEST CORNER OF THAT TRACT CONVEYED FROM DEREK L. KIRBO AND WIFE STEPHANIE KIRBO TO ROBERT M. GREEN AND WIFE RENDEZ GREEN BY DEED RECORDED AT VOLUME 1461 PAGE 531 OF THE BROWN COUNTY DEED RECORDS AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHEAST LINE OF SAID VINCENT STREET, N31°00'(VW), 68.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER HEREOF;

THENCE, ALONG SAID THE COMMON LINE BETWEEN SAID LOT 1 AND SAID LOT 2, N54°01'40"E, 194.20 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHWEST LINE OF A VARIABLE WIDTH ALLEY FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER HEREOF;

THENCE, 529°19'45"E, 51.35 FEET TO A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2, THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK AND THE SOUTHEAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND SAID LOT 2, S49°04'19"E, 194.29 FEET TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN THEREIN 0.263 ACRES THEREIN.

Property Address: 1712 VINCENT STREET
BROWNWOOD, TX 76801
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN
MORTGAGE LOAN TRUST SERIES 2004-FFC HOME EQUITY MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2004-FFC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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.

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

SUBSTITUTE TRUSTEE

Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key
750 TX-121 #100
Lewisville, TX 75067

WITNESS MY HAND this day May 24, 2023.

By: 

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Attorneys for HSBC Bank USA, National Association, as
Trustee for FIRST-FRANKLIN MORTGAGE LOAN
TRUST SERIES 2004-FFC HOME EQUITY
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2004-FFC

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 military service to the sender of this notice immediately.

POSTED
Sharon Ferguson, Brown County Clerk
Time 1:45 pm
MAY 25 2023
By Deputy: 