

# NOTICE OF TRUSTEE'S SALE

T.S. #: 022021-01218-10TX

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

F10  
FILE FOR RECORDING  
KIMBERLY LINDENZWE  
21 MAY 10 PM 3:18  
K. Lindenzwe

## SALE INFORMATION:

Date: 6/1/2021  
Time of Sale: 1:00 PM  
Place: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

## DEED OF TRUST INFORMATION:

Date: 2/18/2009  
Grantor(s): Timothy Adkins AKA Timothy V. Adkins and Ann Adkins  
Original Mortgagee: Citifinancial, Inc.  
Current Mortgagee: U.S. Bank Trust, National Association, as Trustee of American Homeowner Preservation Trust Series AHP Servicing  
Original Principal Amount: \$46,877.98  
Recording Information: 2/24/2009, in Book 1839, Page 551,  
Property County: Hunt  
Property Address: 7404 CR 4702  
Ladonia, TX 75449

Legal Description: ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, AND BEING A TRACT OR PARCEL OF LAND NORTHWESTERLY FROM THE CITY OF COMMERCE AND ABOUT 1-1/2 MILES NORTHEASTERLY FROM THE COMMUNITY OF FAIRLIE AND BEING PART OF THE DANIEL DOUHT SURVEY, ABST. NO 226, AND ALSO BEING PART OF 97-1/3 ACRES OF LAND DESCRIBED IN A DEED FROM CARL W. LANDS, ET UX, TO JOHN H. MCCORD, ET UX AND OF RECORD IN VOL 434, PAGE 510, OF THE HUNT COUNIY DEED RECORDS, AND BEING ALSO PART OF 10 ACRES SURVEYED FOR GRADY AKIN ON MAY 19, 1975 AND BEING MORE PARTICUIARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON STAKE FOR CORNER IN WBL OF COUNIY ROAD AND AT THE S. E. CORNER OF SAID AKIN 10 ACRES AND SAID BEGINNING POINT ALSO BEING AT THE S.E. CORNER OF SAID 97-1/3 ACRES OF LAND;

THENCE NORTH ALONG WBL OF SAID ROAD, 140 FEET TO IRON STAKE FOR CORNER;

THENCE WEST 622.3 FT. TO IRON STAKE FOR CORNER;

THENCE SOUTH 140 FT. TO IRON STAKE FOR CORNER IN FENCE AND SBLOF SAID 10 ACRES, SAME ALSO BEING ON SBLOF SAID 97-1/3 ACRES;



THENCE EAST ALONG SAID SBL 622.3 FT, TO THE PLACE OF BEGINNING, AND CONTAINING 2 ACRES OF LAND, AND BEING THE SAME LAND CONVEYED BY DAVID FIELDS AND WIFE TO ODIS D. EUDY BY DEED DATED MARCH 26, 1993, OF THE RECORD IN VOL 267, PAGE 828, DEED RECORDS OF HUNT COUNTY, TEXAS.

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 lien securing the Property referenced above. AHP Servicing, LLC, as the Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AHP Servicing, LLC  
440 S Lasalle St, Suite 1110 Chicago, IL 60605

**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.**

The undersigned agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Randy Daniel, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Cindy Daniel, Liz Hach or Cheryl Harris whose address is c/o Americas Trustee Services, Coppell, Texas 75019 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduce and direct the execution of remedies set aside to the beneficiary therein.

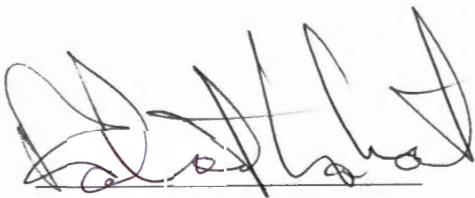
**TO OBTAIN THE LATEST SALE INFORMATION PLEASE CONTACT AGENCY SALES & POSTING LLC (ASAP) AT 714-730-2727 OR SERVICELINKASAP.COM.**

America's Trustee Services, LLC



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Paige Bryant, Attorney



Posted by Robert La Mont May 10, 2021