

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

22 APR 12 AM 10:31

NOTICE OF FORECLOSURE SALE

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DEPUTY

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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING PART OF THE G.L. BLEDSOE SURVEY, ABSTRACT NO. 41, BEING THE CALLED 35 2/3 ACRES DESCRIBED IN THE DEED FROM LESLIE G. JORDAN AND WIFE, WILLIE JEAN JORDAN, TO WILLIAM ELMO JORDAN RECORDED IN VOLUME 467, PAGE 285, DEED RECORDS OF HUNT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON SET AT THE SOUTHWEST CORNER OF SAID 25 2/3 ACRES TRACT SAID CORNER BEING IN THE CENTER OF COUNTY ROAD NO, 1036, SAID CORNER BEING THE NORTHWEST CORNER OF THE 16.00 ACRES CONVEYED TO MARK S. RECER BY DEED RECORDED IN VOLUME 4, PAGE 173, REAL PROPERTY RECORDS OF HUNT COUNTY;

THENCE NORTH 01 DEGREES 32 MINUTES 55 SECONDS WEST ALONG THE CENTER OF SAID ROAD AND WITH THE WESTERNMOST WEST LINE OF SAID 35 2/3 ACRES TRACT 682.26 FEET TO A 1/2 INCH IRON ROD SET AT THE WESTERNMOST NORTHWEST CORNER OF SAID TRACT, FOR A CORNER, SAID CORNER BEING THE SOUTHERNMOST SOUTHWEST CORNER OF THE 2 ACRES CONVEYED TO KENNETH HOWTON BY DEED RECOPIED IN VOLUME 941, PAGE 355 IN SAID DEED RECORDS:

THENCE SOUTH 89 DEGREES 45 MINUTES 57 SECONDS EAST, AT 16.98 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 571.39 FEEL TO A 1/2 INCH IRON ROD SET AT THE INTERIOR CORNER OF SAID 35 2/3 ACRES TRACT, FOR A CORNER; .

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 198.42 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHERNMOST NORTHWEST CORNER OF SAID 35 2/3 ACRES TRACT, FOR A CORNER;

THENCE NORTH 87 DEGREES 57 MINUTES 26 SECONDS EAST WITH THE NORTHERNMOST NORTH LINE OF SAID 35 2/3 ACRES TRACT 407.64 FEET TO 1/2 INCH IRON ROD SET

THENCE NORTH 86 DEGREES 33 MINUTES 11 SECONDS EAST CONTINUING WITH SAID NORTHERNMOST NORTH LINE 481.32 FEET TO 1/2 INCH IRON ROD FOUND;

THENCE NORTH 85 DEGREES 54 MINUTES 05 SECONDS EAST CONTINUING WITH SAID NORTHERNMOST NORTH LINE 257.44 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE NORTH 83 DEGREES 24 MINUTES 47 SECONDS EAST CONTINUING WITH SAID NORTHERNMOST NORTH FINE 187.99 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 35 2/3 ACRES TRACT, FOR A CORNER, SAID CORNER BEING THE WESTERNMOST NORTHWEST CORNER OF THE 37.5 ACRES CONVEYED TO LEO E. FAUBION BY DEED RECORDED IN VOLUME 5, PAGE 549, IN SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST WITH THE WESTERNMOST WEST LINE OF SAID 37.5 ACRES TRACT 975.40 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 35 2/3 ACRES TRACT, FOR A CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF THE 18.849 ACRES CONVEYED TO ALAN REED MYERS AND DANA JO MYERS BY DEED RECORDED IN VOLUME 1240, PAGE 434, OFFICIAL PUBLIC RECORDS OF HUNT COUNTY;

THENCE NORTH 89 DEGREES 39 MINUTES 34 SECONDS WEST WITH THE SOUTH LINE OF SAID 35 2/3 ACRES TRACT 649.22 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 18.649 ACES TRACE

THENCE NORTH 89 DEGREES 39 MINUTES 52 SECONDS WEST CONTINUING WITH THE SOUTH LINE 609.89 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID RECER 16.00 ACRES TRAD',

THENCE NORTH 89 DEGREES 24 MINUTES 37 SECONDS WEST CONTINUING WITH SAID SOUTH LINE OF 35 2/3 ACRES AND THE NORTH LINE OF SAID 16.00 ACRES AT 605.58 FEET PASSING A 3/8 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 625.46 FEEL TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/29/2014 and recorded in Document 2014-15788 real property records of Hunt County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 05/03/2022

Time: 01:00 PM


Place: Hunt County, Texas at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.

5. Obligations Secured. The Deed of Trust executed by CONNIE BARKSDALE AND DERRELL BARKSDALE, provides that it secures the payment of the indebtedness in the original principal amount of \$299,950.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FIFTH THIRD BANK, N.A., FKA FIFTH THIRD BANK is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is FIFTH THIRD BANK, N.A., FKA FIFTH THIRD BANK c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.