

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

22 JUN 14 AM 11:13

NOTICE OF FORECLOSURE SALE

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: TRACT I:
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W. MOONEY SURVEY, ABSTRACT NUMBER 694, HUNT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED FROM DAN L. REEDER ET AL TO ROGER NICHOLSON, AS RECORDED IN VOLUME 516, PAGE 254, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM ROGER NICHOLSON TO CHERYL M. WHITMORE, AS RECORDED IN VOLUME 598, PAGE 477, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS; THENCE EAST (DIRECTIONAL CONTROL LINE) ALONG A FENCE LINE AND ALONG THE NORTH LINE OF THE ABOVE CITED NICHOLSON TRACT, A DISTANCE OF 425.78 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." (HEREINAFTER CALLED 1/2 INCH IRON ROD SET) FOR CORNER; THENCE 08 DEGREES 26 MINUTES 16 SECONDS WEST A DISTANCE OF 510.69 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY NO. 2101 AND IN A CURVE TO THE LEFT; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID HIGHWAY, AND ALONG SAID CURVE HAVING A RADIUS OF 1195.92 FEET, A CENTRAL ANGLE OF 06 DEGREES 00 MINUTES 28 SECONDS, A CHORD BEARING OF NORTH 85 DEGREES 09 MINUTES 46 SECONDS WEST, A CHORD DISTANCE OF 125.34 FEET AND AN ARC DISTANCE OF 125.40 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER AT THE END OF SAID CURVE; THENCE NORTH 89 DEGREES 09 MINUTES 46 SECONDS WEST ALONG THE NORTH LINE OF SAID HIGHWAY, A DISTANCE OF 232.99 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF THE ABOVE CITED WHITMORE TRACT; THENCE NORTH 00 DEGREES 21 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF SAID WHITMORE TRACT, A DISTANCE OF 750.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.03 ACRES OF LAND, MORE OR LESS.

TRACT II: (EASEMENT TRACT ONLY)
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W. MOONEY SURVEY, ABSTRACT NUMBER 694, HUNT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED FROM DAN L. REEDER ET AL TO ROGER NICHOLSON, AS RECORDED IN VOLUME 516, PAGE 254, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM ROGER NICHOLSON TO CHERYL M. WHITMORE, AS RECORDED IN VOLUME 598, PAGE 477, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, SAID POINT BEING IN THE NORTH LINE OF F.M. HIGHWAY NO. 2101; THENCE NORTH 00 DEGREES 21 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF SAID WHITMORE TRACT, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 89 DEGREES 09 MINUTES 45 SECONDS EAST A DISTANCE OF 233.097 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE HAVING A RADIUS OF 1205.92 FEET, A CENTRAL ANGLE OF 06 DEGREES 01 MINUTES 16 SECONDS, A CHORD BEARING OF SOUTH 86 DEGREES 09 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 126.67 FEET, AND AN ARC DISTANCE OF 126.73 FEET TO A POINT FOR CORNER, THENCE SOUTH 08 DEGREES 26 MINUTES 16 SECONDS WEST A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "STOVAL & ASSOC." ET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY NO. 2101; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID HIGHWAY AND ALONG SAID CURVE HAVING A RADIUS OF 1195.9 FEET, A CENTRAL ANGLE OF 06 DEGREES 0 MINUTES 28 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES 09 MINUTES 45 SECONDS WEST, A CHORD DISTANCE OF 125.34 FEET AND AN ARC DISTANCE OF 125.40 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER AT THE END OF SAID CURVE; THENCE NORTH 89 DEGREES 09 MINUTES 46 SECONDS WEST ALONG THE NORTH LINE OF SAID HIGHWAY, A DISTANCE OF 232.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES OF LAND, MORE OR LESS.

TRACT III: (EASEMENT TRACT ONLY)
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W. MOONEY SURVEY, ABSTRACT NUMBER 694, HUNT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED FROM DAN L. REEDER ET AL TO ROGER NICHOLSON, AS RECORDED IN VOLUME 516, PAGE 254, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM ROGER NICHOLSON TO CHERYL M. WHITMORE AS RECORDED IN VOLUME 598, PAGE 477, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS; THENCE EAST (DIRECTIONAL CONTROL LINE) ALONG A FENCE LINE, AND ALONG THE NORTH LINE OF THE ABOVE CITED NICHOLSON TRACT, A DISTANCE OF 425.78 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." (HEREINAFTER CALLED 1/2 INCH IRON ROD WEST) FOR CORNER; THENCE SOUTH 00 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER; THENCE WEST A DISTANCE OF 425.94 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID WHITMORE TRACT; THENCE WEST A DISTANCE OF 425.94 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID WHITMORE TRACT; THENCE NORTH 00 DEGREES 21 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF SAID WHITMORE TRACT, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.10 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/05/2005 and recorded in Book 1408 Page 77 Document 490 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: 07/05/2022

Time: 12:00 PM

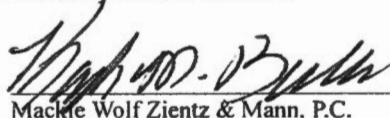
Place: Hunt County, Texas at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 HAROLD L. PARK AND JACQUELYN PARK, provides that it secures the payment of the indebtedness in the original principal amount of \$225,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 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
Karla Balli, 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.