

FILED FOR RECORD
at 1:46 o'clock PM

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FEB 20 2025

4158 Fm 6, Caddo Mills, TX 75135

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Becky Landrum*

25-001186

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 04/01/2025

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hunt County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 24, 2019 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's Instrument No. 2019-08745 with Edmond K. Wainwright and Jennifer R. Wainwright (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Edmond K. Wainwright and Jennifer R. Wainwright, securing the payment of the indebtedness in the original amount of \$296,235.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G. GEER SURVEY, ABSTRACT NO. 1239, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM VICKI ANN BUCHANAN WATSON, ET AL, TO JANA CAVES AS RECORDED IN VOLUME 1083, PAGE 532 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY NO, 6 AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ROBIN C. LIGHTFOOT, ET UX, TO RANDY MAGEE, ET UX, AS RECORDED IN VOLUME 592, PAGE 545 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE ABOVE CITED SUBJECT TRACT;

THENCE N. 02 DEG. 35 MIN. 59 SEC. W. WITH THE EAST LINE OF SAID MAGEE TRACT A DISTANCE OF 450.06 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID MAGEE TRACT;



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THENCE N. 87 DEG. 27 MIN. 32 SEC. E. WITH THE NORTH LINE OF SAID SUBJECT TRACT A DISTANCE OF 187.64 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM HAROLD PAYNE, ET UX, TO TODD CARPENTER, ET UX, AS RECORDED IN VOLUME 699, PAGE 554 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE S. 02 DEG. 28 MIN. 45 SEC. E. WITH THE WEST LINE OF SAID CARPENTER TRACT A DISTANCE OF 536.11 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL AND ASSOC." SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY NO. 6 AT THE SOUTHWEST CORNER OF SAID CARPENTER TRACT, SAID POINT ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE IN A NORTHWESTERLY DIRECTION WITH THE NORTH LINE OF F.M. HIGHWAY NO. 6 AND WITH SAID NONTANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEG. 02 MIN. 14 SEC., A RADIUS OF 5779.58 FEET, A CHORD BEARING OF N. 67 DEG. 47 MIN. 10 SEC. W., A CHORD DISTANCE OF 205.48 FEET AND AN ARC LENGTH OF 205.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.12 ACRES OF LAND.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq. or Carson Emmons, Esq. or AWEST OR Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Randy Daniel whose address is 1 Mauchly, Irvine, CA 92618 OR AUCTION.COM, 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.

02/12/2025

Executed on

/s/Carson T. H. Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons
6565 N. MacArthur, Suite 470
Irving, TX 75039

2-20-25

Executed on

Randy Daniel

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Harriett Fletcher, Sheryl LaMont, Allan Johnston,
Sharon St. Pierre, Ronnie Hubbard, Randy Daniel OR
Cindy Daniel or Liz Hach or Cheryl Harris OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Randy Daniel, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-20-25 I filed at the office of the Hunt County Clerk and caused to be posted at the Hunt County courthouse this notice of sale.

Declarants Name:

Date: 2-20-25

Randy Daniel