

JUN 14 2022

NOTICE OF FORECLOSURE SALE

Cynthia K. Puff
County Clerk, Hamilton Co., Texas

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 0.171 ACRES OF LAND OUT OF BLOCK NO. 1 OF THE J.G. MARTIN ADDITION TO THE TOWN OF HAMILTON, HAMILTON COUNTY, TEXAS AND BEING THAT CERTAIN TRACT DESCRIBED IN DEED RECORDED IN VOLUME 199, PAGE 213 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS; SAID 0.171 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF WATSON AND ASSOCIATES OF MASON IN AUGUST, 2004:

BEGINNING AT AN IRON PIPE FOUND IN THE SOUTH LINE OF THAT CERTAIN STREET KNOWN AS BOYNTON STREET FOR THE NORTHWEST CORNER OF SAID BLOCK NO. 1 AND THE NORTHWEST CORNER HEREOF; THENCE SOUTH 71 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 74.80 FEET ALONG THE SOUTH LINE OF SAID BOYNTON STREET AND THE NORTH LINE OF SAID BLOCK NO. 1 TO AN IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 156, PAGE 77 OF SAID DEED RECORDS AND THE NORTHEAST CORNER HEREOF AND FROM WHICH AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN VOLUME 156, PAGE 77 BEARS SOUTH 70 DEGREES. 56 MINUTES 25 SECONDS EAST A DISTANCE OF 75.03 FEET;

THENCE SOUTH 19 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 99.53 FEET CROSSING BLOCK NO. 1 ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN VOLUME 156, PAGE 77 TO A POINT IN THE CENTERLINE OF THE INTERSECTION OF A CONCRETE WALL AND A BRICK WALL IN THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 204, PAGE 519 FOR THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN VOLUME 167, PAGE 77 AND THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 70 DEGREES 46 MINUTES 40 SECONDS WEST A DISTANCE OF 74.80 FEET CROSSING SAID BLOCK NO. 1 ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN VOLUME 204, PAGE 519 AND THE CENTERLINE OF SAID CONCRETE WALL TO A POINT ON SAID CONCRETE WALL IN THE WEST LINE OF SAID BLOCK NO. 1 FOR THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN VOLUME 204, PAGE 519 AND THE SOUTHWEST CORNER HEREOF AND FROM WHICH THE END OF SAID CONCRETE WALL BEARS NORTH 70 DEGREES 46 MINUTES 40 SECONDS WEST A DISTANCE OF 0.63 FEET;

THENCE NORTH 17 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 99.24 FEET ALONG THE WEST LINE OF SAID BLOCK NO. 1 TO THE POINT OF BEGINNING, CONTAINING 0.171 ACRES, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/22/2004 and recorded in Book 380 Page 611 real property records of Hamilton 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: 01:00 PM

Place: Hamilton County, Texas at the following location: WEST CENTER STEPS OF THE COURTHOUSE 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 MAUDINE MOORE TUBBS, provides that it secures the payment of the indebtedness in the original principal amount of \$41,819.09, 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.



Karla Balli

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 Hamilton County Clerk and caused it to be posted at the location directed by the Hamilton County Commissioners Court.

FILED and RECORDED

Instrument Number: 20221466 B: RP V: 612 P: 659

Filing and Recording Date: 06/14/2022 03:17:29 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in black ink, appearing to read "Cynthia K. Puff", is written over a horizontal line.

Cynthia K. Puff, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.