

FILED FOR RECORD  
at 10:39 o'clock A M

MAR 24 2023

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



NOTICE OF FORECLOSURE 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 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: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT THREE (3), BLOCK THIRTY-THREE (33), WAGNER ADDITION TO THE TOWN OF HAMILTON, HAMILTON COUNTY, TEXAS. TOGETHER WITH A WATERLINE EASEMENT AS RESERVED IN WARRANTY DEED FROM W.B. PUCKETT AND WIFE, GERTRUDE PUCKETT TO RAY KELLY, JIM KELLY AND JOHN KELLY, DATED OCTOBER 27, 1977 AND RECORDED AT VOLUME 234, PAGE 659, DEED RECORDS OF HAMILTON COUNTY, TEXAS.

SAVE AND EXCEPT: ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE CITY OF HAMILTON, HAMILTON COUNTY, TEXAS AND BEING IN BLOCK 33, LOT NO. THREE (3) OF THE WAGNER ADDITION, JAMES HAMILTON SURVEY NO. 16, AND BEING A PART OF THAT LAND CONVEYED TO W. B. PUCKETT BY LOUIS MOSLEY AND WIFE, RUBY MOSLEY, AND RECORDED IN VOL. 199 PAGE 51 OF THE COUNTY CLERK'S OFFICE, HAMILTON COUNTY, TEXAS, WITH METES AND BOUNDS AS FOLLOWS: BEGINNING IN THE S.W. CORNER OF LOT NO. 3, BLOCK NO. 33 OF THE SAID WAGNER ADDITION AND THE NORTH LINE OF EAST STANDIFER STREET, A STEEL PIN FOR THE S.W. CORNER OF THIS TRACT; THENCE N. 19-00 E. ALONG THE WEST LINE OF LOT NO. 3, 150.0 FEET TO A STEEL PIN, THE N.W. CORNER OF THIS; THENCE S. 71-00 E. ALONG THE NORTH LINE OF LOT NO. 3, 115.00 FEET TO A STEEL PIN THE N.E. CORNER OF THIS; THENCE S. 19-00 W. AT 117.0 FEET, PASSING THE CENTER LINE OF A 6 FOOT EASEMENT FOR A WATER LINE, A TOTAL DISTANCE OF 150.0 FEET TO A STEEL PIN BEING THE S.W. CORNER OF THIS TRACT; THENCE N. 71-00 W. ALONG THE SOUTH LINE OF SAID BLOCK NO. 33, AT 78.7 FEET PASSING THE CENTER LINE OF SAID 6 FOOT EASEMENT, A TOTAL DISTANCE OF 115.00 FEET TO THE PLACE OF BEGINNING. BEING THE SAME LAND DESCRIBED IN WARRANTY DEED FROM W. B. PUCKETT AND WIFE, GERTRUDE PUCKETT TO RAY KELLY, JIM KELLY AND JOHN KELLY, DATED OCTOBER 27, 1977 AND RECORDED AT VOLUME 234, PAGE 659, DEED RECORDS OF HAMILTON COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/28/2014 and recorded in Document 20140383 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: 05/02/2023
- 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 STEVEN DOUGLAS BLAIR AND SUSAN BYNUM, provides that it secures the payment of the indebtedness in the original principal amount of \$114,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC 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 Carrington Mortgage Services, LLC 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. *Order to Foreclose.* Carrington Mortgage Services, LLC obtained an Order from the 220TH - HAMILTON CO District Court of Hamilton County on 05/02/2022 under Cause No. CV01922. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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.



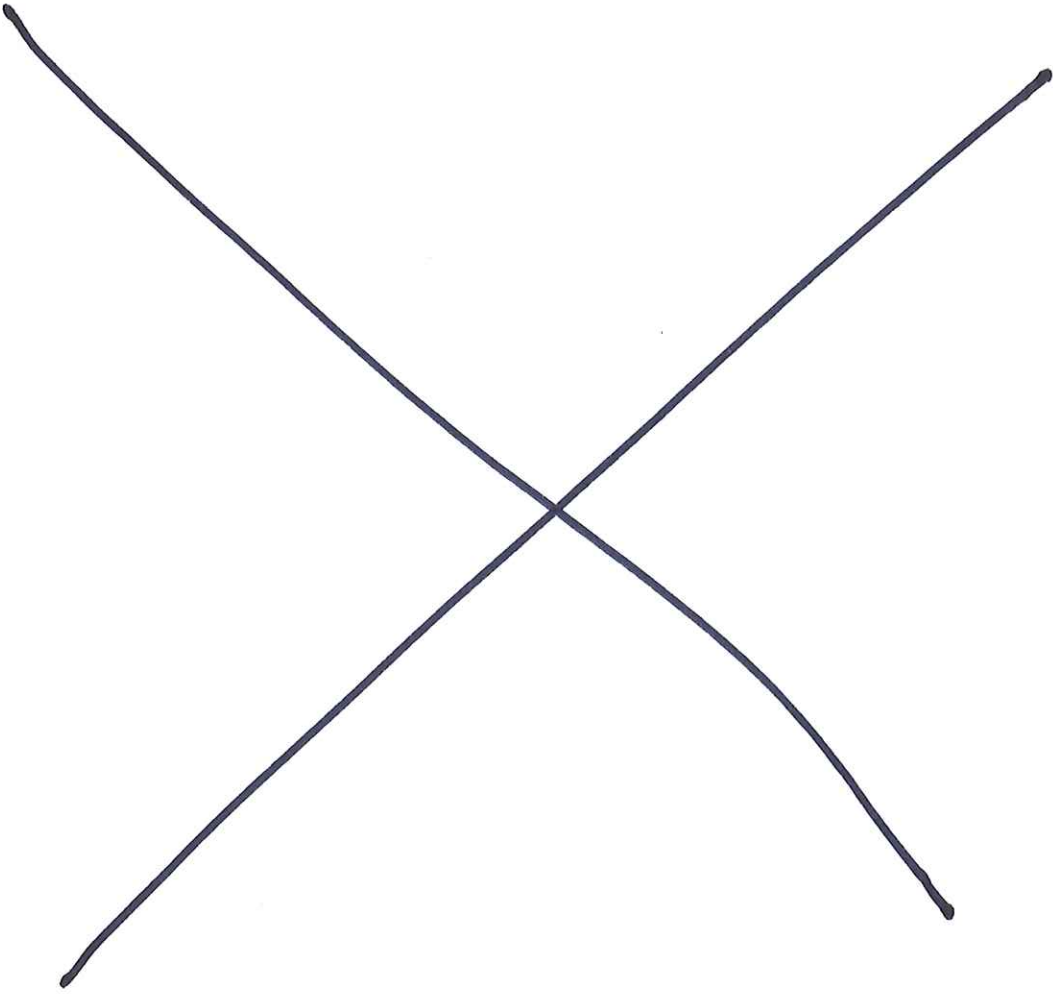
POSTED  
3.24.23 *pf*

*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 Justin Slone whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3-24-23 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: 20230522 B: RP V: 624 P: 848

Filing and Recording Date: 03/24/2023 10:38:43 AM 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.