

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 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. Property to Be Sold. The property to be sold is described as follows: SEE EXHIBIT "A"
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/07/2014 and recorded in Book 876 Page 31 Document 2014568 real property records of Hopkins County, Texas.
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:
Date: 01/02/2019
Time: 01:00 PM
Place: Hopkins County Courthouse, Texas, at the following location: THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR 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 HALEIGH M. HILL AND JOSHUA HILL, provides that it secures the payment of the indebtedness in the original principal amount of \$225,735.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Network Funding LP is the current mortgagee of the note and deed of trust and NETWORK FUNDING LP is mortgage servicer. A servicing agreement between the mortgagee, whose address is Network Funding LP c/o NETWORK FUNDING LP, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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 HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, RANDY DANIEL OR CINDY DANIEL, 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
V. Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, RANDY DANIEL OR CINDY DANIEL
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

12-6-18

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Hopkins County Clerk and caused it to be posted at the location directed by the Hopkins County Commissioners Court.

BY \_\_\_\_\_ DEPUTY

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2018 DEC - 6 P 2:35
DEBBIE SHIRLEY
COUNTY CLERK



EXHIBIT "A"

All that certain 0.52 acre lot, tract or parcel of land situated in the Nacogdoches University Survey, Abstract No. 693, City of Sulphur Springs, Hopkins County, Texas, and being all of the same land as a called 0.52 acre tract described in a deed from Wayne Hinton, III and wife, Andrea Hinton to Randali White and wife, Lyndsi White as recorded in Volume 674, Page 758, Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.), and said 0.52 acre tract also being Lot 10, Block 1, of Rose Hill Addition, Section II, according to the revised plat thereof as recorded in Volume 5, Page 6, Plat Records, Hopkins County, Texas, (P.R.H.C.T.), and part of Lot 11, Block 1, of Rose Hill Addition, Section II, as shown on the plat thereof as recorded in Volume 5, Page 2, P.R.H.C.T., said 0.52 acre tract being described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with orange cap stamped "Cooper" found at the northwest corner of said 0.52 acre tract and the southwest corner of a called 0.98 acre tract described as Tract One in a deed to Leah A. Larsen and husband, Mario A. Villarino-Gutierrez as recorded in Volume 711, Page 287, O.P.R.H.C.T., and on the east right of way of Park Springs Road for a corner;

**THENCE** N 89°54'24" E along the north line of said 0.52 acre tract and the south line of said 0.98 acre tract a distance of 149.16 feet to a point at the northeast corner of said 0.52 acre tract and the southerly most northwest corner of a called 0.685 acre tract described in a deed to Benjamin Hurst and wife, Ami Hurst as recorded in Volume 706, Page 286, O.P.R.H.C.T., for a corner, from said point a 3/8" iron rod found at the southeast corner of said 0.98 acre tract bears N 89°54'24" E a distance of 6.17 feet for a reference;

**THENCE** S 04°30'36" E along the east line of said 0.52 acre tract and the southerly most west line of said 0.685 acre tract a distance of 19.72 feet to a 1/2" iron rod with yellow cap stamped "DC&A" found at an angle corner of said 0.52 acre tract, the southwest corner of said 0.685 acre tract and the northwest corner of Lot 9, Block 1, (5/6 P.R.H.C.T.) and on the east line of said Lot 11 for a corner, from said point a 1/2" iron rod found bears S 08°34'01" E a distance of 0.17 feet for a reference;

**THENCE** S 00°00'10" W along the east lines of said 0.52 acre tract and said Lot 11 and the west line of said Lot 9 passing the southeast corner of said Lot 11 and the northeast corner of said Lot 10 and continuing along the east lines of said 0.52 acre tract and said Lot 10 and the west line of said Lot 9 a total distance of 130.41 feet to a 1/2" iron rod with red cap stamped "Saxon" found at the southeast corners of said 0.52 acre tract and said Lot 10 and the southwest corner of said Lot 9 and on the north right of way of Rasure Circle for a corner;

**THENCE** S 89°55'16" W along the south lines of said 0.52 acre tract and said Lot 10 and the north right of way of said Rasure Circle a distance of 150.11 feet to a 1/2" iron rod with orange cap stamped "Cooper" found at the southwest corners of said 0.52 acre tract and said Lot 10 and at the intersection of the north right of way of said Rasure Circle with the east right of way of said Park Springs Road for a corner;

**THENCE** N 00°13'32" W (Basis of Bearings) along the west lines of said 0.52 acre tract, said Lot 10 and said Lot 11 and the east right of way of said Park Springs Road a distance of 150.03 feet to the **POINT OF BEGINNING** and containing 0.52 acres of land, more or less, also being known as 600 Rasure Circle, Sulphur Springs, Texas.