


19 MAY 23 AM 8:52


BY: 
DEPUTY**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 10/25/2006 and recorded in Book 1525 Page 471 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: 08/06/2019
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 THELMA WINCHESTER AND WILLIAM WINCHESTER, provides that it secures the payment of the indebtedness in the original principal amount of \$193,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 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 RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB OR MICHAEL W. ZIENTZ, 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
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


RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB
OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the John Bordine Survey, Abstract No. 39, Hunt County, Texas, and being known as Lot 78, Lot 82 and Lot 84 of the Arrowhead Addition, an Addition to Hunt County, according to the Plat thereof recorded in Volume 400, Page 242 of the Plat Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the East line of Arrowhead Drive at the Northwest corner of the above cited Lot 78, said point also being the Southwest corner of Lot 76, from which a 3/8" iron rod found bears N. 68 deg. 27 min. 32 sec. E. a distance of 1.59 feet;

THENCE N. 73 deg. 22 min. 47 sec. E. with the North line of Lot 78 and the South line of Lot 76 a distance of 113.46 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the West line of Lot 171 at the Northeast corner of Lot 78, said point also being the Southeast corner of Lot 76;

THENCE S. 22 deg. 22 min. 07 sec. E. with the East line of Lot 78 and the West line of Lot 171 a distance of 70.00 feet to a 1/2" iron rod set for corner at the Southeast corner of Lot 78, said point also being the Southwest corner of Lot 171, said point also being the Northwest corner of the above cited Lot 84, said point also being the Northeast corner of the above cited Lot 82;

THENCE N. 65 deg. 10 min. 24 sec. E. with the North line of Lot 84 and the South line of Lot 171 and the South line of Lot 169 a distance of 100.45 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 84, said point also being the Northwest corner of Lot 86, from which a 3/4" iron pipe found bears S. 22 deg. 54 min. 54 sec. E. a distance of 0.11 feet;

THENCE S. 23 deg. 22 min. 41 sec. E. with the East line of Lot 84 and the West line of Lot 86 a distance of 117.97 feet to a point for corner in the North line of Lakeside Drive at the Southeast corner of Lot 84, said point also being the Southwest corner of Lot 86, from which a 1/2" iron rod found bears S. 22 deg. 14 min. 34 sec. E. a distance of 0.39 feet, from said point for corner a 3/4" iron pipe found bears S. 28 deg. 58 min. 40 sec. E. a distance of 0.42 feet;

THENCE S. 64 deg. 06 min. 28 sec. W. with the North line of Lakeside Drive a distance of 199.61 feet to a 5/8" iron rod found for corner at the Southwest corner of Lot 82, said point also being the Southeast corner of Lot 80, from which a 3/4" iron pipe found bears S. 33 deg. 25 min. 36 sec. E. a distance of 1.14 feet;

THENCE N. 23 deg. 27 min. 47 sec. W. with the West line of Lot 82 and the East line of Lot 80 a distance of 121.68 feet to a 1/2" iron rod set for corner in the South line of Lot 78 at the Northwest corner of Lot 82, said point also being the Northeast corner of Lot 80;

THENCE S. 65 deg. 10 min. 24 sec. W. with the South line of Lot 78 and the North line of Lot 80 a distance of 35.40 feet to a 1/2" iron rod set for corner in the East line of Arrowhead Drive at the Southwest corner of Lot 78, said point also being Northwest corner of Lot 80, said point also being at the beginning of a non-tangent curve to the left, from which a 3/4" iron pipe found bears N. 56 deg. 50 min. 35 sec. E. a distance of 0.86 feet;

THENCE in a Northwesterly direction with the East line of Arrowhead Drive and with said non-tangent curve to the left having a central angle of 14 deg. 02 min. 41 sec., a radius of 367.16 feet, a chord bearing of N. 08 deg. 26 min. 52 sec. W., a chord distance of 89.78 feet and an arc length of 90.00 feet to the POINT OF BEGINNING and containing 0.769 acres of land.