

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

22 JAN 27 AM 10:57

PROPERTY

303 HORSEMAN ROAD
GREENVILLE, TX 75401

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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: March 01, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 28, 2001 and recorded in Document VOLUME 770, PAGE 271 real property records of HUNT County, Texas, with KATHRYN HOCLIKCY, grantor(s) and SHILO MORTGAGE COP, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KATHRYN HOCLIKCY, securing the payment of the indebtednesses in the original principal amount of \$85,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COMMUNITY LOAN SERVICING LLC FKA BAYVIEW LOAN SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. COMMUNITY LOAN SERVICING LLC FKA BAYVIEW LOAN SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COMMUNITY LOAN SERVICING LLC FKA BAYVIEW LOAN SERVICING
4425 PONCE DE LEON BLVD
5TH FLOOR
CORAL GABLES, FL 33146



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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ 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: _____

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HUNT

EXHIBIT "A"

BEING A 2.001 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE LEVI LLOYD SURVEY, ABSTRACT NO. 596, HUNT COUNTY TEXAS, AND BEING ALL OF CALLED 2.00 ACRE TRACT DESCRIBED IN A DEED FROM STEPHEN L THORNTON. TO KATHRYN HOLICKY AS RECORDED IN VOLUME 759, PAGE 128 HUNT COUNTY OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT ON THE EAST LINE OF HOSEMAN ROAD FOR A CORNER;

THENCE NORTH 88 DEGREES 28 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID 2.00 ACRE TRACT A DISTANCE OF 390.78 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A 2.00 ACRE TRACT FOR CORNER;

THENCE SOUTH 02 DEGREES 06 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID 2.00 ACRE TRACT A DISTANCE OF 214.57 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT AND AT THE NORTHEAST CORNER OF CALLED 15.022 ACRE TRACT DESCRIBED AS TRACT TWO-B IN A DEED TO SLT RANCH CO., INC. AS RECORDED IN VOLUME 40, PAGE 715, HUNT COUNTY REAL PROPERTY RECORDS FOR A CORNER;

THENCE SOUTH 88 DEGREES 28 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF SAID 2.00 ACRE TRACT AND NORTH LINE OF SAID 15.022 ACRE TRACT A DISTANCE OF 421.80 FEET TO A 2 INCH STEEL FENCE POST FOUND AT THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT OF LAND AND AT THE NORTHWEST CORNER OF SAID 15.022 ACRE TRACT AND AT AN INSIDE CORNER OF CALLED 20.242 ACRE TRACT DESCRIBED IN A DEED TO WELDON FINANCIAL SERVICES, INC. ON THE EAST LINE OF SAID ROAD FOR CORNER;

THENCE NORTH 06 DEGREES 08 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID 2.00 ACRE TRACT AND THE EAST LINE OF SAID ROAD A DISTANCE OF 215.46 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 2.001 ACRES OF LAND, AND ALSO KNOWN AS 303 HORSEMAN