

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 07/01/2008
Grantor(s): GLENDA CARROLL TUCKER, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$103,000.00
Recording Information: Book 1773 Page 566 Instrument 10869
Property County: Hunt
Property: (See Attached Exhibit "A")
Reported Address: 2929 FM 1903, CADDO MILLS, TX 75135

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of August, 2024
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas, Or, if the preceding area(s) is are no longer the area(s) designated by the Hunt County Commissioner's Court, at the area most recently designated by the Hunt County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwierns, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwierns, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED FOR RECORD
at 12:43 o'clock P M

JUN 27 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Landrum*

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND OR
MORTGAGE SERVICER

Certificate of Posting

I am Randy Daniel whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 6-27-2014 I filed and/or recorded 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.

By: Randy Daniel

Exhibit "A"

BEING ALL THAT TRACT OF LAND IN HUNT COUNTY, TEXAS, OUT OF THE PETER SHANKS SURVEY, A-1004, AND BEING PART OF THAT CALLED 4.809 ACRES OF LAND DESCRIBED IN A DEED TO GLENDA CARROLL TUCKER AS RECORDED IN VOLUME 1646, PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND ON THE SOUTH LINE OF F.M. HIGHWAY NO. 1903, AT THE NORTHEAST CORNER OF SAID 4.809 ACRES, AND AT THE NORTHWEST CORNER OF THAT CALLED 1 ACRE OF LAND DESCRIBED IN A DEED TO MIKE VAUGHN AS RECORDED IN VOLUME 728, PAGE 530 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, FROM WHICH A 1/2 INCH STEEL ROD FOUND AT THE NORTHEAST CORNER OF SAID 1 ACRE BEARS SOUTH 89 DEGREES 29 MINUTES 54 SECONDS EAST, 99.44 FEET FOR WITNESS:

THENCE SOUTH 00 DEGREES 38 MINUTES 04 SECONDS WEST, 435.01 FEET TO A 1/2 INCH STEEL ROD FOUND AT AN ELL CORNER OF SAID 4.809 ACRES, AND AT THE SOUTHWEST CORNER OF SAID 1 ACRE:

THENCE SOUTH 88 DEGREES 56 MINUTES 43 SECONDS EAST, 100.21 FEET TO A 1/2 INCH STEEL ROD FOUND AT THE EASTERLY MOST NORTHEAST CORNER OF SAID 4.809 ACRES AT THE SOUTHEAST CORNER OF SAID 1 ACRE, AND ON THE WEST LINE OF THAT CALLED 14.1718 ACRES OF LAND DESCRIBED IN A DEED TO WILLIE BRYANT AND WIFE, MARY L. BRYANT AS RECORDED IN VOLUME 302, PAGE 454 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 32 MINUTES 01 SECONDS WEST (BEARING BASIS), 725.47 FEET ALONG THE COMMON LINE OF SAID 4.809 ACRES AND SAID 14.1718 ACRES TO A 5/8 INCH STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" AT THE NORTHEAST CORNER OF THAT CALLED 1.509 ACRES OF LAND DESCRIBED IN A DEED TO EXPLORER PIPELINE COMPANY AS RECORDED IN VOLUME 1646, PAGE 247 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, FROM WHICH A 1/2 INCH STEEL ROD FOUND AT THE SOUTHEAST CORNER OF SAID 1.509 ACRES BEARS SOUTH 00 DEGREES 32 MINUTES 01 SECONDS WEST, 398.12 FEET FOR WITNESS;

THENCE SOUTH 89 DEGREES 21 MINUTES 36 SECONDS WEST, 153.72 FEET TO A 5/8 INCH STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" ON THE WEST LINE OF SAID 4.809 ACRES, AT THE NORTHWEST CORNER OF SAID 1.509 ACRES, AND AT THE NORTHEAST CORNER OF THAT CALLED 1.609 ACRES OF LAND DESCRIBED IN A DEED TO EXPLORER PIPELINE COMPANY AS RECORDED VOLUME 1647, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, FROM WHICH A 1/2 INCH STEEL ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.509 ACRES BEARS SOUTH 00 DEGREES 34 MINUTES 52 SECONDS WEST, 478.00 FEET FOR WITNESS;

THENCE NORTH 00 DEGREES 34 MINUTES 52 SECONDS EAST, 729.47 FEET TO A 1/2 INCH STEEL ROD FOUND AT AN ELL CORNER OF SAID 4.809 ACRES, AND AT THE NORTHEAST CORNER OF THAT CALLED 1.3 ACRES OF LAND DESCRIBED IN A DEED TO E.R. HARRINGTON AND WIFE, HELEN HARRINGTON AS RECORDED IN VOLUME 826, PAGE 757 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 56 MINUTES 43 SECONDS WEST, 47.00 FEET TO A 5/8 INCH STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" AT AN ELL CORNER OF SAID 4.809 ACRES, AT THE NORTHWEST CORNER OF SAID 1.3 ACRES, AND ON THE EAST LINE OF THAT CALLED 3 3/4 ACRES OF LAND DESCRIBED IN DEED

TO E.R. HARRINGTON AND WIFE, HELEN HARRINGTON AS RECORDED IN VOLUME 679, PAGE 138 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 35 MINUTES 34 SECONDS EAST, 43.58 FEET TO A 1/2 INCH STEEL ROD FOUND ON THE SOUTH LINE OF F.M. HIGHWAY NO. 1903, AT THE NORTHWEST CORNER OF SAID 4.809 ACRES, AND AT THE NORTHEAST CORNER OF SAID HARRINGTON TRACT (679-138);

THENCE SOUTH 89 DEGREES 29 MINUTES 54 SECONDS EAST, 100.19 FEET ALONG THE SOUTH LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING AND CONTAINING 3.561 ACRES OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254