

2023
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NOTICE OF FORECLOSURE SALENicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY MCCOY DEPUTY

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: FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE JOSEPH GREER SURVEY A- 320 IN HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 13.03 ACRE TRACT DESCRIBED IN A DEED FROM CHARLES A. HUDSON TO CLAUDE R. WOODARD, JR. ET UX, JENNY L. CARTER-WOODARD RECORDED IN VOLUME 1299, PAGE 15 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE CENTER OF HCR #2128, IN THE NORTH LINE OF THAT CERTAIN 25 ACRE "SECOND TRACT" DESCRIBED IN A DEED TO H. R. MCCOY RECORDED IN VOLUME 437, PAGE 498 OF THE DEED RECORDS OF HILL COUNTY, AND IN THE SOUTH LINE OF SAID 13.03 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS, SAID ROD BEING NORTH 81 DEGREES 59 MINUTES 00 SECONDS EAST 20.51 FEET FROM THE SOUTHWEST CORNER OF SAID 13.03 ACRE TRACT:

THENCE NORTH 20 DEGREES 48 MINUTES 10 SECONDS WEST, AT 21.60 FEET PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 305.23 FEET TO A 1/2 INCH IRON ROD SET IN A FENCE LINE FOR THE NORTHWEST CORNER OF THIS:

THENCE GENERALLY ALONG A FENCE, NORTH 71 DEGREES 13 MINUTES 24 SECONDS EAST 169.55 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS;

THENCE SOUTH 09 DEGREES 29 MINUTES 35 SECONDS EAST, AT 306.02 FEET PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 329.42 FEET TO A 1/2 INCH IRON ROD SET IN THE CENTER OF HCR NO. 2128, IN THE SOUTH LINE OF SAID 13.03 ACRE TRACT, AND IN THE NORTH LINE OF SAID MCCOY TRACT FOR THE SOUTHEAST CORNER OF THIS;

THENCE WITH THE CENTER OF HCR NO. 2128 AND WITH THE SOUTH LINE OF SAID 13.03 ACRE TRACT, SOUTH 81 DEGREES 59 MINUTES 00 SECONDS WEST 107.51 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.000 ACRES OF LAND, OF WHICH APPROXIMATELY 0.056 ACRES LIES IN A PUBLIC ROAD.

A PLAT OF EVEN DATE ACCOMPANIES THESE FIELD NOTES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/21/2009 and recorded in Document H2080469DD real property records of Hill County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 03/07/2023

Time: 11:00 AM

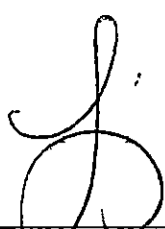
Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 CLAUDE R. WOODARD AND JENNY L. CARTER WOODARD, provides that it secures the payment of the indebtedness in the original principal amount of \$163,555.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F 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 Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F 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. 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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
A 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 _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.