

2023-012 AT 3:32 O'CLOCK P.M. FILED FOR RECORD

21-097494

Notice of Substitute Trustee's Sale

FEB 23 2023

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

SHERRY DOWNS, County Clerk, NAVARRO COUNTY, TEXAS

Table with 2 columns and 4 rows containing deed and mortgage details: Deed of Trust Date, Original Mortgage/Grantor, Original Beneficiary, Current Beneficiary, Recorded in, Property County, Mortgage Servicer, and Mortgage Servicer's Address.

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$85,500.00, executed by CYNTHIA ANN BARHAM and payable to the order of Lender.

Property Address/Mailing Address: 7328 NW CR 4060, BLOOMING GROVE, TX 76626

Legal Description of Property to be Sold: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J. MEADOR SURVEY, ABSTRACT NO. 567 AND BEING PART OF A CALLED 14.444 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO C.A. BARHAM AND WIFE, CYNTHIA ANN BARHAM, RECORDED IN VOLUME 1053, PAGE 206 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAIL ROAD SPIKE SET IN THE NW CR 4060 AT THE SOUTHWESTERLY CORNER OF THE SAID BARHAM TRACT, THE NORTHWESTERLY CORNER OF A CALLED 19.21 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO BERT E. MCMULLEN AND SPOUSE, EMILY B. MCMULLEN RECORDED AS DOCUMENT NUMBER 2007-12487 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS FROM WHICH A 1" IRON PIPE FOUND BEARS N 86° 00' 00" E, 25.51 FEET;

THENCE, N 31° 02' 13" W, ALONG THE WESTERLY LINE OF THE SAID BARHAM TRACT 107.00 FEET TO A RAIL ROAD SPIKE SET IN SAID NW CR 4060 FOR THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE, N 63° 18' 54" E, THROUGH THE SAID BARHAM TRACT 211.00 FEET TO A 5/8" IRON ROD SET;

THENCE, N 08° 02' 42" W, CONTINUING THROUGH THE SAID BARHAM TRACT 44.00 FEET TO A 5/8" IRON ROD SET;



THENCE, N 81° 46' 15" E, CONTINUING THROUGH THE SAID BARHAM TRACT 53.00 FEET TO A 5/8" IRON ROD SET;

THENCE, S 07° 48' 47" E, CONTINUING THROUGH THE SAID BARHAM TRACT 52.00 FEET TO A 5/8" IRON ROD SET;

THENCE, S 31° 44' 08" E, CONTINUING THROUGH THE SAID BARHAM TRACT 195.00 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF THIS TRACT, IN THE SOUTHERLY LINE OF THE SAID BARHAM TRACT AND IN THE NORTHERLY LINE OF THE SAID MCMULLEN TRACT;

THENCE, S 86° 0' 0" W, ALONG THE SOUTHERLY LINE OF THE SAID BARHAM TRACT AND THE NORTHERLY LINE OF THE SAID MCMULLEN TRACT 290.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND MORE OR LESS.

PARCEL ID: 80964.

Date of Sale: May 2, 2023	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE FRONT STEPS OF THE COURTHOUSE, LOCATED AT 300 WEST 3RD AVENUE, CORSICANA, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

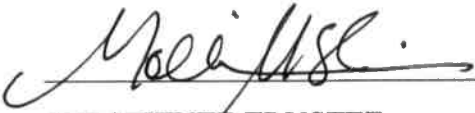
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1*, the owner and holder of the Note, has requested Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112