

JUL 12 2022

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY J. McDonald 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 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: ALL THAT CERTAIN 1 ACRE TRACT OF LAND, PART OF THE HARRISON DAVIS HEADRIGHT SURVEY, ABSTRACT 157, LOCATED APPROXIMATELY 4 MILES WEST OF CLAYTON, IN PANOLA COUNTY, TEXAS, AND BEING A PART OF THE CERTAIN 26.23 ACRES TRACT DESCRIBED IN A DEED FROM W.E. CHADWICK, ETUX, TO JOHN DAVIS, DATED 01/08/1947, RECORDED IN VOLUME 236, PAGE 42, DEED RECORDS, PANOLA COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE DEED FROM JOHN DAVIS TO WONDELL SESSION AND WIFE, MARY LOU DAVIS SESSION, DATED 06/09/1967, RECORDED AS FILE NO. 7443, DEED RECORDS, PANOLA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE GEORGE S DAVIS ONE ACRE TRACT LOCATED IN THE WINTOWN-LONGBRANCH ROAD, WHICH GEORGE S DAVIS TRACT IS DESCRIBED IN DEED FROM JOHN DAVIS TO GEORGE S DAVIS AND WIFE, SYLVIA DAVIS, DATED 10/21/1960, RECORDED IN VOLUME 436, PAGE 202, DEED RECORDS, PANOLA COUNTY, TEXAS, UNDER FILE NO. 96412; THENCE SOUTH 30 WEST 209 FEET WITH THE SOUTH LINE OF SAID GEORGE S DAVIS TRACT TO THE SW CORNER OF THE GEORGE S DAVIS TRACT; THENCE SOUTH 43 EAST 209 FEET, A STAKE FOR CORNER; THENCE NORTH 30 EAST 209 FEET TO THE EAST BOUNDARY LINE OF SAID 26.23 ACRE TRACT, THE SAME BEING THE CENTER OF THE LONGBRANCH AND WINTOWN ROAD; THENCE NORTH 43 WEST TO THE CENTER OF SAID ROAD 209 FEET TO THE PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/19/2004 and recorded in Book 1218 Page 18 Document 91910 real property records of Panola County, Texas.

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

Date: 08/02/2022

Time: 12:00 PM

Place: Panola County, Texas at the following location: THE STEPS OF THE PANOLA COUNTY COURTHOUSE, SUCH TEEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA 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 WONDELL SESSION, provides that it secures the payment of the indebtedness in the original principal amount of \$35,809.49, 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 WV 2017-1 GRANTOR TRUST 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 WV 2017-1 GRANTOR TRUST 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. *Order to Foreclose.* WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST obtained a Order from the 123rd - Panola County District Court of Panola County on 06/29/2022 under Cause No. 2022-092. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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

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 Turney 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 7/12/22 I filed this Notice of Foreclosure Sale at the office of the Panola County Clerk and caused it to be posted at the location directed by the Panola County Commissioners Court.