

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: LOT 20, BLOCK 2 OF LIME TREE ADDITION, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81243, PAGE 1254, MAP RECORDS, DALLAS COUNTY, TEXAS. SAVE AND EXCEPT:

BEING A TRACT OF LAND SITUATED IN LOT 20, BLOCK 2, OF THE LIME TREE ADDITION, AN ADDITION TO THE CITY OF DUNCANVILLE, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 81243, PAGE 1254, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE NORTHWEST CORNER OF SAID LOT 20, ALSO BEING IN ANGLE POINT ON THE WESTERLY LINE OF A 50 FOOT WIDE ELECTRIC UTILITY EASEMENT, AN IRON ROD FOUND FOR CORNER;

THENCE, NORTH 87 DEGREES 22 MINUTES EAST, ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 7.61 FEET TO A POINT IN THE CENTER LINE OF SAID 15 FOOT WIDE EASEMENT, AN IRON ROD SET FOR CORNER;

THENCE, SOUTH 12 DEGREES 22 MINUTES 50 SECONDS EAST, ALONG SAID CENTER LINE AND THRU SAID LOT 20, A DISTANCE OF 70.94 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 20, AN IRON ROD SET FOR CORNER;

THENCE, SOUTH 87 DEGREES 22 MINUTES WEST, ALONG THE SAID SOUTH LINE OF LOT 20, AND PASSING THE WESTERLY LINE OF SAID 15 FOOT WIDE EASEMENT AT A DISTANCE OF 7.61 FEET, A TOTAL DISTANCE OF 19.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, AN IRON ROD SET FOR CORNER:

THENCE, NORTH 02 DEGREES 38 MINUTES WEST, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 70.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING .0341 ACRES OR 1,486 SQUARE FEET OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/25/2000 and recorded in Document 1116606 real property records of Dallas County, Texas.

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

Date: 07/07/2020

Time: 01:00 PM

Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTES BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 RODERICK E. CURRY AND YOLANDA A. GARY, provides that it secures the payment of the indebtedness in the original principal amount of \$82,055.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Government Loan Securitization Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Government Loan Securitization Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., SUITE 300, HIGHLANDS RANCH, CO 80129 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 CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, Donna Stockman or David Stockman, Substitute Trustee to act under and by virtue of said Deed of Trust.

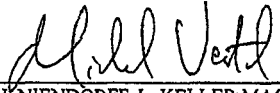
2020 MAR 26 AM 11:36


FILED

CLERK OF COUNTY CLERK OF DALLAS COUNTY

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
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, Donna Stockman or David Stockman
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am  whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2-26-2020 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.