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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

605 N Maple Avenue, Hubbard, TX 76648

22-00569

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

- Date: 08/02/2022
- Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Hill County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/21/2013 and recorded in the real property records of Hill County, TX and is recorded under Clerk's **File/Instrument Number 57790, Book, 1747, Page 462**, with Louis P. Wright, deceased and Connie R. Wright, deceased (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for CalCon Mutual mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Louis P. Wright, deceased and Connie R. Wright, deceased, securing the payment of the indebtedness in the original amount of \$100,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. FIELD NOTES FOR A LOT, TRACT, OR PARCEL OF LAND CONTAINING 0.299 ACRES LYING AND SITUATED IN THE ROY ALFORD SURVEY A-12 IN THE CITY OF HUBBARD, HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN TRACT DESCRIBED IN AN EXECUTOR'S DEED FROM LILA MARIE WRIGHT RIGSBY, INDEPENDENT EXECUTOR OF THE ESTATE OF HILA MECKLIN HEARNE TO CONNIE RUTH MECKLIN WRIGHT AS RECORDED IN VOLUME 1645, PAGE 155 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM J.A. MECKLIN AND WIFE TO HILA M. HEARNE AS RECORDED IN VOLUME 471, PAGE 265 OF THE DEED RECORDS OF HILL COUNTY SAVE AND EXCEPT A TRACT DESCRIBED IN A DEED FROM HILA M. HEARNE TO JOE FRANK BELL AS RECORDED IN VOLUME 491, PAGE 551 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND IN THE SOUTHWEST LINE OF MAPLE AVENUE FOR THE NORTH CORNER OF A TRACT DESCRIBED IN A DEED TO THE NORRIS FAMILY LIVING TRUST AS RECORDED IN VOLUME 1250, PAGE 570 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY:



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THENCE: N 44 DEG 0 MIN 0 SEC W 74.06 FEET ALONG SAID SOUTHWEST LINE TO A 1/2" IRON ROD SET FROM WHICH A 5/8" BOLT BEARS N 47 DEG 21 MIN 09 SEC E 5.42 FEET FOR THE EAST CORNER OF A TRACT DESCRIBED IN A DEED TO THE NORRIS FAMILY LIVING TRUST AS RECORDED IN VOLUME 1250, PAGE 564 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY;

THENCE: S 47 DEG 21 MIN 9 SEC W 172.81 FEET ALONG THE SOUTHEAST LINE OF SAID NORRIS TRACT TO A 5/8" BOLT FOUND AT A FENCE CORNER;

THENCE: S 41 DEG 0 MIN 22 SEC E 74.87 FEET GENERALLY ALONG A FENCE TO A 5/8" BOLT FOUND FOR CORNER;

THENCE: N 47 DEG 5 MIN 25 SEC E 176.70 FEET PARTLY ALONG A FENCE TO THE POINT OF BEGINNING, CONTAINING 0.299 ACRES OF LAND.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Compu-Link Corporation, d/b/a Celinx, as Mortgage Servicer, is representing the current Mortgagee whose address is:

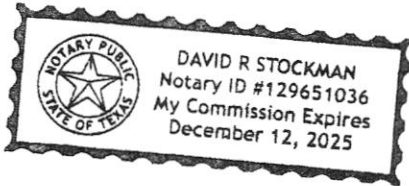
WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1
2900 Esperanza Crossing
Austin, TX 78758

Donna Stockman
SUBSTITUTE TRUSTEE
Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of June, 2022.



David R. Stockman
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-25
Print Name of Notary: David R. Stockman

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Hill County Clerk and caused to be posted at the Hill County courthouse this notice of sale.

Declarants Name: _____
Date: _____