

NATIONSTAR MORTGAGE LLC (CXE)
WHITTINGTON, KENNETH
3305 FM 1970, CARTHAGE, TX 75633

FHA 511-3002788703
Firm File Number: 22-038978

FILED FOR RECORD
IN MY OFFICE
AT 12:06 O'CLOCK P M

DEC 12 2022

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 22, 2021, KENNETH JAMES WHITTINGTON, A SINGLE MAN, AS SOLE OWNERSHIP, as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN & GRAHAM, L.L.P., as Trustee the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of PANOLA COUNTY, TX and is recorded under Volume 2179, Page 689, to which reference is herein made for all purposes.

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEX
DEPUTY

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, February 7, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **PANOLA COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Panola, State of Texas:

ALL THAT CERTAIN TRACT OF LAND SITUATED IN PANOLA COUNTY, IN THE JOSEPH JOHNSON SURVEY, A-356, BEING ALL OF A TRACT CONVEYED FROM MICHAEL LYNN INGRAM, JOHN PINK INGRAM AND JAMES SIDNEY INGRAM TO FRANK L. WILKINS AND RECORDED IN VOLUME 500 PAGE 268 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, LESS & EXCEPT A CALLED. 5.000 ACRE TRACT CONVEYED FROM EVELYN F. WILKINS TO MONICA L. MASON AND RECORDED IN VOLUME 1025 PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF THIS TRACT, SAID 1/2" IRON ROD ALSO BEING THE SOUTHWEST CORNER OF A CALLED 5.000 ACRE TRACT CONVEYED FROM EVELYN F. WILKINS TO MONICA L. MASON AND RECORDED IN VOLUME 1025 PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS;

THENCE N 80° 09' 02" E WITH THE MOST WESTERLY SOUTH LINE OF THE CALLED 5.000 ACRE TRACT CONVEYED TO MONICA L. MASON AND RECORDED IN VOLUME 1025 PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS, A DISTANCE OF 955.19 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S 79° 17' 04" E WITH THE MOST EASTERLY SOUTH LINE OF THE CALLED 5.000 ACRE TRACT CONVEYED TO MONICA L. MASON AND RECORDED IN VOLUME 1025 PAGE 108. OF THE OFFICIAL PUBIC RECORDS OF PANOLA COUNTY, TEXAS, A DISTANCE OF 301.99 FEET TO A 5/8 IRON ROD SET FOR CORNER WITH CAP STAMPED ETSM, L.L.C;

THENCE S 08° 57' 32" W WITH THE EAST LINE OF THE TRACT CONVEYED TO FRANK L. WILKINS AND RECORDED IN VOLUME 500 PAGE 268 OF THE DEED RECORDS OF PANOLA COUNTY TEXAS, AND WITH THE WEST RIGHT-OF-WAY OF COUNTY ROAD 120, AT 773.73 FEET PASS A 5/8 IRON ROD SET FOR REFERENCE WITH CAP STAMPED ETSM, LLC AND AT A TOTAL DISTANCE OF 775.52 FEET TO A POINT FOR CORNER ON THE NORTH RIGHT-OF-WAY OF FARM ROAD 1970;

THENCE N 59° 28' 09 W WITH A SOUTHWEST LINE OF THE TRACT CONVEYED TO FRANK L. WILKINS AND RECORDED IN VOLUME 500 PAGE 268 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, AND WITH THE NORTHEAST RIGHT-OF-WAY OF FARM ROAD 1970 A DISTANCE OF 226.66 FEET TO A WOODEN RIGHT-OF-WAY MARKER FOUND FOR CORNER;

THENCE N 56° 45' 03 W WITH A SOUTHWEST LINE OF THE TRACT CONVEYED TO FRANK L. WILKINS AND RECORDED IN VOLUME 500 PAGE 268 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, AND WITH THE NORTHEAST RIGHT-OF-WAY OF FARM ROAD 1970 A DISTANCE OF 201.10 FEET TO A WOODEN RIGHT-OF-WAY MARKER FOUND FOR CORNER;

THENCE N 59° 26' 44 W WITH A SOUTHWEST LINE OF THE TRACT CONVEYED TO FRANK L.

WILKINS AND RECORDED IN VOLUME 500 PAGE 268 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, AND WITH THE NORTHEAST RIGHT-OF-WAY OF FARM ROAD 1970 A DISTANCE OF 199.00 FEET TO A WOODEN RIGHT-OF-WAY MARKER FOUND FOR CORNER;

THENCE N 62° 18' 46" W WITH A SOUTHWEST LINE OF THE TRACT CONVEYED TO FRANK L. WILKINS AND RECORDED IN VOLUME 500 PAGE 268 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, AND WITH THE NORTHEAST RIGHT-OF-WAY OF FARM ROAD 1970 A DISTANCE OF 199.62 FEET TO A WOODEN RIGHT-OF-WAY MARKER FOUND FOR CORNER;

THENCE N 59° 26' 05" W WITH A SOUTHWEST LINE OF THE TRACT CONVEYED TO FRANK L. WILKINS AND RECORDED IN VOLUME 500 PAGE 268 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, AND WITH THE NORTHEAST RIGHT-OF-WAY OF FARM ROAD 1970 A DISTANCE OF 470.96 FEET TO THE POINT OF BEGINNING BEING 11.813 ACRES MORE OR LESS.

Property Address: 3305 FM 1970
CARTHAGE, TX 75633
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: UNITED WHOLESALE MORTGAGE, LLC.
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

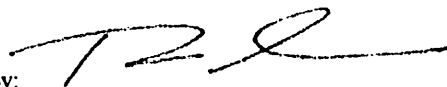
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

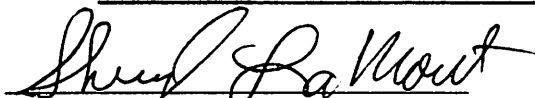
SUBSTITUTE TRUSTEE

Jeffrey Hampton, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Carol Hampton, Terri Worley, Ronnie Hubbard or Lisa DeLong
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day December 6, 2022.

By: 
William Jennings
Texas Bar# 24127205
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
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Attorneys for UNITED WHOLESALE MORTGAGE, LLC.

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 military service to the sender of this notice immediately.


Posted by Sheryl LaMont, December 12, 2022.