

2019-06

Filed for Record

This, the 12th day of Feb. 20 19
at 1:55 o'clock P M

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

Donna Hoffmann
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 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. **Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/24/2008 and recorded in Document 57845 real property records of Dewitt County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 04/02/2019
Time: 12:00 PM
Place: Dewitt County Courthouse, Texas, at the following location: THE PATIO AREA IN FRONT OF THE WEST DOOR OF THE COURTHOUSE BUILDING, FACING GONZALES STREET, (BUILDING LOCATED AT 307 N. GONZALES ST.) 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 INEZ TREVINO, provides that it secures the payment of the indebtedness in the original principal amount of \$79,373.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 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 JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JAMIE STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, AMY ORTIZ OR MARYNA DANIELIAN, 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.

Brandon Wolf

 Mackie Wolf Zientz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 L. Keller Mackie, 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

JO WOOLSEY

 JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JAMIE STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, AMY ORTIZ OR MARYNA DANIELIAN
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222
 Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Dewitt County Clerk and caused it to be posted at the location directed by the Dewitt County Commissioners Court.

EXHIBIT 'A'

All that lot, tract, or parcel of land lying and being situate in DeWitt County, Texas, in the City of Yorktown, Texas, being a part of Lot No. Four (4) in Block No. Three (3) of the Louis M. Heinrich Re-Subdivision of the F.W. Heinrich Addition to the City of Yorktown, according to the map or plat of such Re-Subdivision recorded in Volume 132, Page 390, Deed Records of DeWitt County, Texas, being all of the most westerly 80 feet of said Lot No. 4 and being all of said Lot No. 4 except the portion thereof described in deed to Philip A. Ledwig and wife, dated August 12, 1963, recorded in Volume 157, Page 492, Deed Records of DeWitt County, Texas, and being further described by metes and bounds as follows:

BEGINNING at the southwest corner of the tract described in said deed to Philip A. Ledwig et ux, in the south boundary of said Lot No. 4;

THENCE westerly along the south boundary of Lot No. 4 a distance of 80 feet to the southwest corner of the tract herein conveyed;

THENCE at right angles in a northerly direction 153 feet to point for corner, the northwest corner of the tract herein conveyed;

THENCE at right angles in an easterly direction 80 feet to the northwest corner of the tract described in deed to Philip A. Ledwig et ux;

THENCE at right angles in a southerly direction along the west line of said Philip A. Ledwig et ux tract, 153 feet to the place of BEGINNING, BEING the same land described in Deed from Ambrose Paul Guzy to Ethel Simecek, dated October 10, 1964, recorded in Volume 161, Page 33, Deed Records of DeWitt County, Texas.

57845

Filed for Record
This, the 27th day of March 2008
at 8:45 o'clock A. M.
ELVA PETERSEN, COUNTY CLERK OF
DeWitt County, Texas
Tom Grandstetter
Deputy

Apache Title Co.

STATE OF TEXAS
COUNTY OF DEWITT
I hereby certify that this instrument was filed on the date & time stamped hereon by me & was duly recorded in the Volume & Page of the Official Public Records of DeWitt Co., Texas.
Date MAR 27 2008
ELVA PETERSEN, COUNTY CLERK
BY Tom Grandstetter
Vol. 252 Page 575-584