

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 01/27/2006 and recorded in Document 00034831 real property records of Lamar County, Texas.
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place: Date: 02/05/2019 Time: 01:00 PM Place: Lamar County Courthouse, Texas, at the following location: THE NORTH DOOR OF THE 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 HAROLD HEFLIN AND TAMMY H. HEFLIN, provides that it secures the payment of the indebtedness in the original principal amount of \$50,052.00, 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 AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, DARLA BOETTCHER, PATRICK ZWIERS, DANA KAMIN, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, RANDY DANIEL OR CINDY DANIEL, 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
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

AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, DARLA BOETTCHER, PATRICK ZWIERS, DANA KAMIN, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, RANDY DANIEL OR CINDY DANIEL
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087
11-2-18

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 Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.

FILED FOR RECORD
LAMAR COUNTY, TEX
18 DEC -6 PM 1:47
RUTH SISSON
COUNTY CLERK
BY _____ DEPUTY



CHALAIRE SURVEYING, INC.

Field Notes
1145 Old Jefferson Road
Paris, Texas

Being a 0.2927 acre tract of land in the Larkin Rattan Survey, Abstract No. 778, in the City of Paris, Lamar County, Texas; being Lot 5A, City of Paris Block 188-D; being all of that certain tract of land described as First Tract in deed dated September 15, 1961, to Billy G. Coe and Mary Lou Coe, recorded in Vol. 380, Pg. 224 of the Lamar County Deed Records (L.C.D.R.); and being all of that certain tract of land described in deed dated February 27, 2004, to Edward J. Misek and Melinda Jennings, recorded in Vol. 1439, Pg. 182 of the Lamar County Official Public Records; said 0.2927 acre tract of land is more particularly described by metes and bounds as follows (all bearings cited herein are based on South 89 degrees 40 minutes 00 seconds West along F.M. Highway 1507/Old Jefferson Road per Vol. 317, Pg. 173, L.C.D.R.):

BEGINNING at a point in the north right-of-way line of Old Jefferson Road and F.M. Hwy 1507 (80 feet wide at this point per Vol. 317, Pg. 173, L.C.D.R.) for the southeast corner of that certain tract of land described as Tract Two in deed to Marty Grayson, recorded in Vol. 1114, Pg. 185 of the Lamar County Real Property Records and the southwest corner of the herein described tract, from which a found 1/2-inch iron rod with cap bears South 00 deg. 45 min. 13 sec. East, a distance of 0.23 feet, and a broken concrete monument found for a point of curvature in the south right-of-way line of F.M. Hwy. 1507, at station 17+14.6, bears South 82 deg. 32 min. 56 sec. West, a distance of 1523.20 feet;

- 1.) THENCE North 00 deg. 45 min. 13 sec. West, along the east boundary line of said Grayson Tract Two, a distance of 150.00 feet to a 1/2-inch iron rod with cap set in the south boundary line of that certain tract of land described as Tract One in said deed to Marty Grayson, from which a found 1/2-inch iron rod bears South 00 deg. 45 min. 13 sec. East, a distance of 3.07 feet;
- 2.) THENCE North 89 deg. 40 min. 00 sec. East, along the south boundary line of said Grayson Tract One, a distance of 85.00 feet to a 1/2-inch iron rod with cap set in the west right-of-way line of 12th Street SE (40 feet wide; no deed found) for the southeast corner of said Grayson Tract One, from which a found 1/2-inch iron rod bears South 16 deg. 50 min. West, a distance of 2.07 feet, and a found 1/2-inch iron rod with cap bears South 05 deg. 11 min. West, a distance of 2.61 feet;
- 3.) THENCE South 00 deg. 45 min. 13 sec. East, along the west right-of-way line of 12th Street SE, a distance of 150.00 feet to a 1/2-inch iron rod with cap set in the north right-of-way line of F.M. Hwy. 1507/Old Jefferson Road;
- 4.) THENCE South 89 deg. 40 min. 00 sec. West, along the north right-of-way line of F.M. Hwy. 1507/Old Jefferson Road, a distance of 85.00 feet to the POINT OF BEGINNING and containing 0.2927 acre of land.

I, Dennis E. Chalaire, certify that the above property description and the accompanying plat dated January 27, 2006, represent a survey made on the ground under my supervision.

Dennis E. Chalaire

Date January 27, 2006

Dennis E. Chalaire, R.P.L.S. No. 5469



EXHIBIT A

441 12th Street SE • Paris, Texas 75460 • P: 903-784-1454 • F: 903-784-1452

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