

#1

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: DESCRIPTION OF 0.252 ACRES IN THE CITY OF EDEN, TEXAS, MADE FOR ANGELA CLARK BEING 0.252 ACRES IN THE CITY OF EDEN, TEXAS OUT OF THE ELIZA KEMPNER SURVEY NO 206, ABSTRACT NO 1743, AND BEING THE SAME AS THAT CERTAIN TRACT DESCRIBED IN A DEED TO MJMCTX PROPERTIES, L.L.C RECORDED IN VOLUME 245, PAGE 623 OF THE CONCHO COUNTY OFFICIAL PUBLIC RECORDS. BEGINNING AT A CALCULATED POINT ON A CONCRETE RETAINING WALL IN THE WEST LINE OF BURLESON STREET FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO JAMES L EVANS RECORDED IN VOLUME 111, PAGE 82 OF THE CONCHO COUNTY DEED RECORDS, AND THE S.E. CORNER HEREOF, FROM WHICH A 1/2 INCH STEEL STAKE FOUND WITH CAP MARKED "SK" BEARS SOUTH 15 DEGREES 11 MINUTES 59 SECONDS EAST A DISTANCE OF 228.56 FEET; THENCE ALONG A BOARD PRIVACY FENCE ON A CONCRETE RETAINING WALL FOR THE NORTH LINE OF SAID "EVANS" TRACT AND THE SOUTH LINE HEREOF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST @ 98 63 FEET AND 0.66 FEET RIGHT, PASSING A 2.5 INCH PIPE POST IN CONCRETE FOR THE NORTHWEST CORNER OF SAID "EVANS" TRACT, AND THE MOST SOUTHERLY NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO JULIE LYNN COX RECORDED IN VOLUME 240, PAGE 434 OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING FOR A TOTAL DISTANCE FOR THIS COURSE OF 138.77 FEET TO A CALCULATED POINT FOR A RE-ENTRANT CORNER OF SAID "COX" TRACT, AND THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH STEEL STAKE FOUND BEARS NORTH 62 DEGREES 21 MINUTES 41 SECONDS EAST A DISTANCE OF 0.32 FEET, AND A 2.5 INCH PIPE POST IN CONCRETE BEARS NORTH 59 DEGREES 02 MINUTES 10 SECONDS EAST A DISTANCE OF 1.17 FEET; THENCE ALONG A CHAIN LINK FENCE FOR AN EASTERLY LINE OF SAID "COX" TRACT AND THE WEST LINE HEREOF NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST @ 23.1 FEET AND 0.23 FEET RIGHT, PASSING A 1/2 INCH STEEL STAKE FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID "COX" TRACT, AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED TO A DEED TO ALMA L HEAD RECORDED IN VOLUME 114, PAGE 28 OF SAID DEED RECORDS, FOR A TOTAL DISTANCE FOR THIS COURSE OF 79 00 FEET TO A 1/2 INCH STEEL STAKE IN THE EAST LINE OF SAID "HEAD" TRACT FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO ROBT. & PAM HUNTER RECORDED IN VOLUME 237, PAGE 668 OF SAID OFFICIAL PUBLIC RECORDS, AND THE NORTHWEST CORNER HEREOF; THENCE ALONG THE SOUTH LINE OF SAID "HUNTER" TRACT AND THE NORTH LINE HEREOF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 138.77 FEET TO A 1/2 INCH STEEL STAKE IN THE WEST LINE OF BURLESON STREET FOR THE NORTHEAST CORNER HEREOF; THENCE ALONG THE WEST LINE OF BURLESON STREET AND THE EAST LINE HEREOF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 79 00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.252 ACRES. I, KENNETH H ROSS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE DESCRIPTION HEREON REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 2010, AND THAT THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/22/2016 and recorded in Book 0271 Page 475 Document 2016-037104 real property records of Concho County, Texas.

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

Date: 04/07/2020

Time: 10:00 AM

Place: Concho County, Texas at the following location: THE SOUTH SIDE OR FRONT STEPS 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.

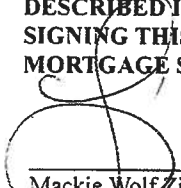
5. *Obligations Secured.* The Deed of Trust executed by EVA M MOLDER, provides that it secures the payment of the indebtedness in the original principal amount of \$59,640.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of 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 TERRY BROWDER, LAURA BROWDER, OR MARSHA MONROE, 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


TERRY BROWDER, LAURA BROWDER, OR MARSHA
MONROE
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

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 _____ I filed this Notice of Foreclosure Sale at the office of the Concho County Clerk and caused it to be posted at the location directed by the Concho County Commissioners Court.

FILED
The 5 Day of March,
2020 at 1:26 O'clock PM
Steph A. Revell
County Clerk, Concho Co. TX
By William Hall