

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: METES AND BOUNDS DESCRIPTION

1.96 ACRE TRACT
HENRY MCGILL LEAGUE
ABSTRACT NUMBER 38
HARDIN COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 1.96 ACRES OF LAND OUT OF AND A PART OF THE HENRY MCGILL LEAGUE, ABSTRACT NUMBER 38, HARDIN COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF BLOCK 27 OF THE SOUTHWESTERN SETTLEMENT AND DEVELOPMENT COMPANY FARM SUBDIVISION NO 1, AND BEING OUT OF A 31 08 ACRE TRACT CONVEYED BY SOUTHWESTERN SETTLEMENT AND DEVELOPMENT COMPANY TO DULIE ASHCRAFT DATED NOVEMBER 21, 1953 AND RECORDED IN VOLUME 196, PAGE 15, DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 1 96 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS BISCAMP AND BEING THE SOUTHWEST CORNER OF A 1 04 ACRE TRACT RECORDED IN VOLUME 853, PAGE 634, DEED RECORDS OF HARDIN COUNTY, TEXAS,

THENCE, SOUTH 89 DEGREES 24 MINUTES 00 SECONDS WEST, (REFERENCE BEARING) ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BISCAMP FOR A DISTANCE OF 196 51 FEET (DEED = 196 27 FEET) TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE, NORTH 00 DEGREES 29 MINUTES 13 SECONDS WEST, ALONG THE RESIDUE OF SAID 31 08 ACRE TRACT FOR A DISTANCE OF 435 58 FEET (DEED = NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, 438 85 FEET) TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 89 DEGREES 59 MINUTES 12 SECONDS EAST, ALONG THE RESIDUE OF SAID 31 08 ACRE TRACT FOR A DISTANCE OF 196 66 FEET (DEED = SOUTH 89 DEGREES 58 MINUTES 04 SECONDS EAST, 196 31 FEET) TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1 04 ACRE TRACT;

THENCE, SOUTH 00 DEGREES 28 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID 1 04 ACRE TRACT FOR A DISTANCE OF 434 50 FEET (DEED = SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, 434 75 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.96 ACRES OF LAND

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/30/2015 and recorded in Document 2015-56656 real property records of Hardin County, Texas.

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

Date: 07/01/2025

Time: 10:00 AM

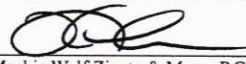
Place: Hardin County, Texas at the following location: THE COMMISSIONER'S COURT ROOM AREA OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 JOHN WAYNE WATTS, provides that it secures the payment of the indebtedness in the original principal amount of \$132,063.00, 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.xome.com or (844) 400-9663

Certificate of Posting

I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 5-8-25 I filed this Notice of Foreclosure Sale at the office of the Hardin County Clerk and caused it to be posted at the location directed by the Hardin County Commissioners Court.

FILED FOR RECORD

2025 MAY -8 AM 10:19

CLERK SECTION
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY Justin Palmer