

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: BEING A PORTION OF THAT CERTAIN LOT TRACT OR PARCEL OF LAND OUT OF LOT 77-15A OF TRES VIDAS RANCH SUBDIVISION, HILL COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE A-110 PLAT RECORDS OF HILL COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY GIFT DEED TO MELODY HARRIS FILED IN VOLUME 1741 PAGE 178 OF THE DEED RECORDS OF HILL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A RAILROAD SPIKE FOUND FOR CORNER IN THE CENTERLINE OF A GRAVEL ROAD AND BEING THE NORTHEAST CORNER OF SAID LOT 77-15A,

THENCE SOUTH 30 DEGREES 00 MINUTES 59 SECONDS EAST WITH THE COMMON LINE OF LOTS 77-15A AND LOT 77-16 OF SAID ADDITION, A DISTANCE OF 237.68 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER,

THENCE SOUTH 59 DEGREES 31 MINUTES 24 SECONDS WEST, PASSING AT 237.68 FEET A 1/2 INCH IRON ROD FOUND FOR AN ELL CORNER IN SAID LOT 77-15A, AND CONTINUING FOR A TOTAL DISTANCE OF 462.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE CENTERLINE OF A GRAVEL ROAD AND BEING THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 77-15A,

THENCE NORTH 19 DEGREES 35 MINUTES 18 SECONDS WEST WITH THE WEST LINE OF SAID LOT 77-15A AND THE CENTER OF SAID GRAVEL ROAD, A DISTANCE OF 255.38 FEET TO A 1/2 INCH IRON ROD FOUND IN THE CENTERLINE OF A GRAVEL ROAD AND BEING THE NORTHWEST CORNER OF SAID LOT

THENCE NORTH 61 DEGREES 19 MINUTES 33 SECONDS EAST, WITH THE CENTER OF SAID GRAVEL ROAD AND THE NORTH LINE OF SAID LOT 77-15A, A DISTANCE OF 416.7 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.47 ACRES OF LAND MORE OR LESS

NOTE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/23/2013 and recorded in Book 1762 Page 48 Document 00060400 real property records of Hill County, Texas.

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

Date: 06/04/2024

Time: 11:00 AM

Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY 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 MELODY HARRIS AND TIMOTHY E GIBSON, provides that it secures the payment of the indebtedness in the original principal amount of \$91,315.00, 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 Eiane 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 Donna Stockman 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 04/25/2024 I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.

FILED
NICOLE TURNER, COUNTY CLERK
HILL COUNTY, TEXAS
2024 APR 25 PM 1:03