


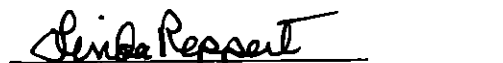
## NOTICE OF FORECLOSURE SALE


**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 05/11/2007 and recorded in Document 2007-3742 real property records of Brown County, Texas.
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 01/02/2019  
Time: 10:00 AM  
Place: Brown County Courthouse, Texas, at the following location: ON THE FRONT PORCH OF THE BROWN COUNTY COURTHOUSE, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT 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 MARGARET A WRIGHT AND LEWIS E. WRIGHT, provides that it secures the payment of the indebtedness in the original principal amount of \$40,071.00, 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 RAMIRO CUEVAS, FREDERICK BRITTON, KRISTOPHER HOLUB, JACK BURNS II, PAMELA THOMAS, JUANITA COX, LINDA REPPERT, JIMMY BREWER, HOWARD WHITNEY, STEPHEN RAWLINGS, CHARLOTTE, BRYAN, DYLAN RUIZ, L. KELLER MACKIE, MICHAEL W. ZIENTZ OR BRANDON WOLF, 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

  
RAMIRO CUEVAS, FREDERICK BRITTON, KRISTOPHER  
HOLUB, JACK BURNS II, PAMELA THOMAS, JUANITA COX,  
LINDA REPPERT, JIMMY BREWER, HOWARD WHITNEY,  
STEPHEN RAWLINGS, CHARLOTTE, BRYAN, DYLAN RUIZ, L.  
KELLER MACKIE, MICHAEL W. ZIENTZ OR BRANDON WOLF  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

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 11-29-2018 I filed this Notice of Foreclosure Sale at the office of the Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court.

Certificate of Posting

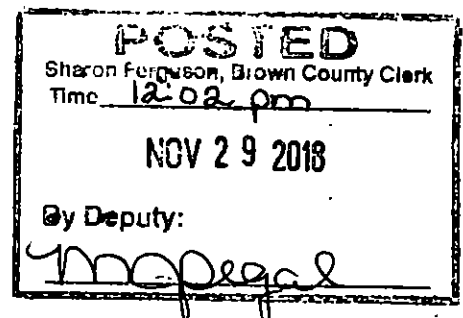


EXHIBIT "A"  
FIELD NOTES - 1303 AVENUE K

FIELD NOTES for a tract of land in Brown County, Texas, said tract being part of Lot 3, Block 25, of the Coggin Addition to the City of Brownwood, according to the plat of record recorded in Volume 1, Page 120, Plat Records of Brown County, Texas, said tract being the same tract described in a deed from Lewis and James Smith to Charles R. and Shawn Matlock as recorded in Volume 1126, Page 81, Real Property Records of Brown County, Texas, said tract being sometimes known as 1303 Avenue K and being more fully described as follows:

BEGINNING at a 3/4" iron stake found in the ground in the West corner of an intersection of Avenue K and a 15' alley, said stake marking the East corner of said Lot 3 and this tract;

THENCE S 54° 27' 00" W 50.55' (Basis of Bearing - Deed Call 1126/81) along said Northwest line to a 3/4" iron stake found in the ground, said stake marking the South corner of this tract;

THENCE N 30° 35' 13" W 91.18' to a 1/2" iron stake found in the ground, said stake marking the West corner of this tract;

THENCE N 53° 49' 00" E 49.08' along a metal garage and a fence line and the projections thereof to a 3/8" iron stake set in the ground in said Southwest line of a 15' alley, said stake marking the North corner of this tract;

THENCE S 31° 32' 00" E 91.61' to the place of BEGINNING.

I, Charles A. Polaski, Registered Professional Surveyor of Texas, do hereby certify that the above field notes are true and correct to the best of my knowledge and belief and that they represent a survey made on the ground this 20th day of March, 2007 and that there are no visible, physical encroachments from within or without.

Charles A. Polaski, P. E.



INSTRUMENT NO. 3742  
FILED MAY 23, 2007 03:45 PM  
RETURN TO:  
BROWN COUNTY ABSTRACT CO INC

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS  
COUNTY OF BROWN  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Brown County, Texas.



DEPUTY: *Margaret Wood*  
MARGARET WOOD, COUNTY CLERK  
BROWN COUNTY, TEXAS

RECORDED  
COMPALED  
INDEXED

