



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: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/12/2007 and recorded in Document 2007010029 real property records of Medina County, Texas. Re-filed in Document 2017008073 real property records of Medina County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 10/01/2019
Time: 01:00 PM
Place: Medina County, Texas, at the following location: WEST ENTRANCE OF THE MEDINA 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 EFRAIN MALDONADO AND CANDIDA MALDONADO, provides that it secures the payment of the indebtedness in the original principal amount of \$151,032.00, 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 DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, ERIKA AGUIRRE, CANDICE SHULTE, GARRETT SANDERS, MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ OR MICHAEL W. ZIENTZ
, 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

DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, ERIKA AGUIRRE, CANDICE SHULTE, GARRETT SANDERS, MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ OR MICHAEL W. ZIENTZ
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, 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 Medina County Clerk and caused it to be posted at the location directed by the Medina County Commissioners Court.



EXHIBIT "A"
Legal Description

BEING 0.3435 ACRES OF LAND SITUATED IN MEDINA COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK 4, OF THE "MAP OF OLV.-BROWN'S 'WEST END' ADDITION TO DEVINE", A PLAT RECORDED VOLUME 34, PAGE 493 OF THE DEED RECORDS OF MEDINA COUNTY, TEXAS (D.R.M.C.T.), SAME BEING ALL OF THAT TRACT DESCRIBED AS THE NORTH 1/4 OF LOT 1, BLOCK 4, OLIVER BROWN ADDITION TO THE CITY OF DEVINE AS RECORDED IN VOLUME 189, PAGE 400, D.R.M.C.T., SAVE AND EXCEPT A CALLED 0.157 ACRE TRACT CONVEYED TO THE CITY OF DEVINE IN VOLUME 295, PAGE 539, D.R.M.C.T., SAID NORTH 1/4 OF LOT 1 AND SAID 0.157 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NORTH 1/4 OF LOT 1, BLOCK 4

BEGINNING at a 1/2" iron rod found on the east line of Jamison Street, a called 40' wide right-of-way shown on said Olv.-Brown's Addition, marking the northwest corner of tract of land conveyed to S. F. Gallegos and wife, Alicia G. Gallegos by deed recorded in Volume 172, Page 270, D.R.M.C.T., for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE N 00°29'35" W, with the east line of Jamison Street, 73.85' to a 1/2" iron rod with "SURVTEX" plastic cap set for the common west corner of said Lot 1 and Lot 3 of said Olv.-Brown's Addition, same being the northwest corner hereof, from which a 1/2" iron rod found on the east line of Jamison Street at or near the northwest corner of said Block 4 bears N 00°29'35" W, 291.76' and continuing on the same bearing 44.14', for a total of 335.90' to a 1/2" iron rod found at or near the southwest corner of Block 5 of said Olv.-Brown's Addition, also from the northwest corner hereof, a 1/2" iron rod found on the west side of Jamison Street marking the common east corner of Lots 2 and 4, Block 3 of said Olv.-Brown's Addition bears N 86°29'35" W, 39.95', all for reference;

THENCE S 86°29'35" E with the common line between said Lots 1 and 3, Block 4, at 134.59' pass a 1/2" iron rod with "SURVTEX" plastic cap set for the northwest corner of the aforementioned City of Devine tract and continuing 90.24' pass a 1/2" iron rod with "SURVTEX" plastic cap set for the northeast corner of said City of Devine tract, and continuing 71.13' for a total distance of 295.96' to a 1/2" iron rod with "SURVTEX" plastic cap set for the common east corner of said Lots 1 and 3, same being the common west corner of Lots 2 and 4, Block 4 of said Olv.-Brown's Addition for the northeast corner hereof;

THENCE S 00°29'35" E, with the common line between said Lots 1 and 2, Block 4, 73.85' to a 1/2" iron rod with "SURVTEX" plastic cap set for the northeast corner of said Gallegos tract, same being the southeast corner hereof, from which a 5/8" iron rod found marking the common south corner of said Lots 1 and 2 bears, S 00°29'35" E, 221.70' for reference;

THENCE N 86°29'35" W with the north line of said Gallegos tract, at 31.63' pass a 1/2" iron rod with "SURVTEX" plastic cap set for the southeast corner of said City of Devine tract, and continuing 98.86' pass a 1/2" iron rod with "SURVTEX" plastic cap set for the southwest corner of said City of Devine tract, and continuing 165.47' for a total distance of 295.96' to the **POINT OF BEGINNING** and containing 0.5005 acres (21,802 square feet) of land more or less.

SAVE AND EXCEPT TRACT (CALLED 0.157 ACRE)

COMMENCING for reference, at a 1/2" iron rod found on the east line of Jamison Street, a called 40' wide right-of-way shown on said Oliv.-Brown's Addition, marking the northwest corner of tract of land conveyed to S. F. Gallegos and wife, Alicia G. Gallegos by deed recorded in Volume 172, Page 270, D.R.M.C.T., same being the southwest corner of the aforesaid North 1/4 of Lot 1, Block 4 recorded in Volume 189, Page 400, D.R.M.C.T., for the POINT OF COMMENCMENT of the herein described tract;

THENCE S 86°29'35" E, with the north line of said Gallegos tract, same being the south line of said North 1/4 of Lot 1, 165.47' to a 1/2" iron rod with "SURVTEX" plastic cap set on said line for the southwest corner of the aforesaid City of Devine tract recorded in Volume 295, Page 539, D.R.M.C.T. and POINT OF BEGINNING hereof;

THENCE N 22°33'04" W, across said North 1/4 of Lot 1, 82.00' to a 1/2" iron rod with "SURVTEX" plastic cap set on the common line between Lot 1, and Lot 3, Block 4, of said Oliv.-Brown's Addition, same being the north line of said North 1/4 of Lot 1, for the northwest corner of said City of Devine tract and hereof;

THENCE S 86°29'35" E with the common line between said Lots 1 and 3, 90.24' to a 1/2" iron rod with "SURVTEX" plastic cap set on said common line for the northeast corner of said City of Devine tract and hereof, from which, a 1/2" iron rod with "SURVTEX" plastic cap set for the northeast corner of said Lot 1, bears S 86°29'35" E, 71.13' for reference;

THENCE S 23°57'38" E, crossing into said North 1/4 of Lot 1, 45.15' to a 1/2" iron rod with "SURVTEX" plastic cap set for an angle point in the east line of said City of Devine tract and hereof;

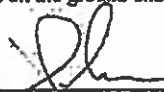
THENCE S 31°49'05" E, continuing across said North 1/4 of Lot 1, 41.19' to a 1/2" iron rod with "SURVTEX" plastic cap set on the north line of said Gallegos tract, same being the south line of said North 1/4 of Lot 1, for the southeast corner of said City of Devine tract and hereof, from which a 1/2" iron rod with "SURVTEX" plastic cap set for the northeast corner of said Gallegos tract same being the southeast corner of said North 1/4 of Lot 1, bears S 86°29'35" E, 31.63' for reference;

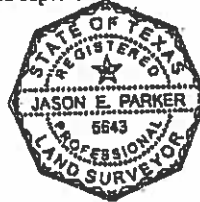
THENCE N 86°29'35" W, with the north line of said Gallegos tract, 98.86' to the POINT OF BEGINNING and containing 0.1570 acres (6,838 square feet) of land more or less.

Bearings are based on Texas State Plane Coordinate System, NAD'83, South Central Zone.

I hereby certify that this survey was made on the ground under my direction and supervision.

8-31-17
Date


Jason E. Parker
Registered Professional Land Surveyor
State of Texas No. 6643



SURVTEX, LLC
600 W. Whitestone Blvd.
Cedar Park, TX 78613
(512) 249-8875 Fax (512) 249-5040

FILED AND RECORDED

Instrument Number: 19-00082

Filing and Recording Date: 07/30/2019 08:01:15 AM Pages: 4 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



Gina Champlon

Gina Champlon, County Clerk
Medina County, Texas

Filed By Leeann Quintanilla Deputy
