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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 09/24/2015 and recorded in Book OPR VOL. 315 Page 357 Document 143415 real property records of Franklin County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 04/02/2019
 Time: 12:00 PM
 Place: Franklin County Courthouse, Texas, at the following location: THE SOUTH 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 VIRGINIA CHANCE, provides that it secures the payment of the indebtedness in the original principal amount of \$101,134.00, 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 HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, DAVID SIMS OR SHARON ST. PIERRE, 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 Ziegler & 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


 HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, DAVID SIMS OR SHARON ST. PIERRE
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222
 Rockwall, TX 75087

02-07-19

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 Franklin County Clerk and caused it to be posted at the location directed by the Franklin County Commissioners Court.

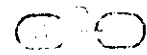


EXHIBIT "A"

Being a lot, tract, or parcel of land situated in the Joseph Sloan Survey, Abstract No. 425, Franklin County, Texas, and the City of Mt. Vernon, Franklin County, Texas, and being all of that certain tract of land, called First Tract, and being all of the remainder of that certain, called Second Tract, both conveyed from Vicki Bond to Tarona Tomlinson, by Warranty Deed, as recorded in Volume 50, Page 188, Real Property Records, Franklin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a chain link fence post found at the Northwest corner of said Tomlinson First Tract, and a Northeast corner of a 0.429 acre tract of land conveyed to Mark Hlymer, by deed recorded in Volume 163, Page 459, Official Public Records, Franklin County, Texas, said point lying in the South line of a 0.271 acre tract of land conveyed to Neal Hinson, by deed recorded in Volume 233, Page 842, Deed Records, Franklin County, Texas;

THENCE, East, along the North line of said Tomlinson First Tract, and the South line of said 0.271 acre tract, passing the Southeast corner of said 0.721 acre tract, and the Southwest corner of a tract of land conveyed to Douwe Plantinga et ux, by deed recorded in Volume 233, Page 366, Deed Records, Franklin County, Texas, and continuing the same course along the North line of said Tomlinson First Tract, and the South line of said Plantinga tract in all a total distance of 117.86 feet to a point for corner in a chain link fence post found at the Northeast corner of said Tomlinson First Tract, and the Southeast corner of said Plantinga tract, said point lying in the West line of a tract of land conveyed to William Presley, by deed recorded in Volume 250, Page 718, Deed Records, Franklin County, Texas;

THENCE, South 00 Degrees 49 Minutes 26 Seconds East, along the East line of said Tomlinson First Tract, and the West line of said Presley tract, a distance of 34.81 feet to a 5/8 inch iron rod found at the Northwest corner of the remainder of said Tomlinson Second Tract, and the Southwest corner of said Presley tract;

THENCE, East, (Reference Bearing), along the North line of the remainder of said Tomlinson Second Tract, and the South line of said Presley tract, a distance of 145.51 feet to a 1/2 inch iron rod set marked (CBG INC) at the Northeast corner of the remainder of said Tomlinson Second Tract, and the Southeast corner of said Presley tract, said point lying in the West line of Holbrook, (Variable Width R.O.W.);

THENCE, South 01 Degrees 33 Minutes 52 Seconds East, along the East line of the remainder of said Tomlinson Second Tract, and the West line of said Holbrook, a distance of 104.65 feet to a 1/2 inch iron rod set marked (CBG INC) at the Southeast corner of the remainder of said Tomlinson Second Tract, and the Northeast corner of a tract of land, called Second Tract, conveyed to Luther Tucker et ux, by deed recorded in Volume 106, Page 55, Deed Records, Franklin County, Texas;

THENCE, West, along the South line of the remainder of said Tomlinson Second Tract, and the North line of said Tucker Second Tract, a distance of 146.86 feet to a 5/8 inch iron rod found at the Southwest corner of the remainder of said Tomlinson Second Tract, the Northwest corner of said Tucker Second Tract, the Northeast corner of a tract of land conveyed to James Jordan, by deed recorded in Volume 173, Page 395, Official Public Records, Franklin County, Texas, and the Southeast corner of the remainder of said Tomlinson First Tract;

THENCE, South 87 Degrees 35 Minutes 32 Seconds West, along the South line of the remainder of said Tomlinson First Tract, and the North line of said Jordan tract, (173/395), a distance of 110.59 feet to a 1 inch iron pipe found at the Southwest corner of the remainder of said Tomlinson First Tract, and the Southeast corner of a tract of land conveyed to James Jordan et ux, by deed recorded in Volume 184, Page 585, Deed Records, Franklin County, Texas;

THENCE, North 03 Degrees 43 Minutes 18 Seconds West, along the West line of the remainder of said Tomlinson First Tract, and the East line of said Jordan tract, (184/585), passing the Northeast corner of said Jordan tract, (184/585), and the Southeast corner of said 0.429 acre tract, and continuing the same course along the West line of the remainder of said Tomlinson First Tract, and an East line of said 0.429 acre tract in all a total distance of 144.37 feet to the **POINT OF BEGINNING** and **CONTAINING** 31,489 square feet or 0.72 acre of land, more or less.