

12-31-5

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 ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING KNOWN AS LOT 7, BLOCK 161, CITY OF GREENVILLE, BEING THE TRACT CONVEYED BY JOHN D. NORWOOD, SR., TO LARRY ROBERTS BY DEED RECORDED IN THE DEED RECORDS OF HUNT COUNTY IN VOLUME 826 AT PAGE 354 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF SAID LOT 7, SAID CORNER BEING IN THE WEST LINE OF PINE STREET NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 52.85 FEET FROM ITS INTERSECTION WITH THE NORTH LINE OF WALWORTH STREET;

THENCE SOUTH 89 DEGREES 27 MINUTES 28 SECONDS WEST 130.02 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 7, FOR A CORNER;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 52.85 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID LOT 7, FOR A CORNER;

THENCE NORTH 89 DEGREES 27 MINUTES 28 SECONDS EAST 130.02 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 7, FOR A CORNER, SAID CORNER BEING IN SAID WEST LINE OF PINE STREET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST WITH SAID WEST LINE 52.85 FEET TO RETURN TO THE PLACE OF BEGINNING AND ALSO BEING KNOWN AS 3922 PINE STREET.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/30/1997 and recorded in Book 0441 Page 197 Document 4150 real property records of Hunt County, Texas.

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

Date: 12/03/2024

Time: 01:00 PM

Place: Hunt County, Texas at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR 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 ROBERT C CLEGHORN III AND TAMMY S CLEGHORN, provides that it secures the payment of the indebtedness in the original principal amount of \$35,276.00, 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 Brandon Wolf 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 12/03/24 I filed this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

FILED FOR RECORD
at 8:43 o'clock A M

OCT 10 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.

By [Signature]