

NOTICE OF FORECLOSURE SALE

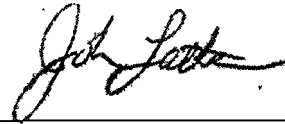
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 04/04/2006 and recorded in Book 1006 Page 408 real property records of Milam County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 12/05/2017
Time: 10:00 AM
Place: Milam County Courthouse, Texas, at the following location: ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM 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 FRANK T. DELONG AND AMY B. GILLESPIE, provides that it secures the payment of the indebtedness in the original principal amount of \$65,680.00, 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 PETE FLORES, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANTERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, PAMELA THOMAS, EVAN PRESS, JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS OR MICHAEL LATHAM, 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
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



PETE FLORES, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANTERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, PAMELA THOMAS, EVAN PRESS, JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS OR MICHAEL LATHAM
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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

FIELDNOTE DESCRIPTION
FOR: FRANK DELONG & AMY GILLESPIE

STATE OF TEXAS)
COUNTY OF MILAM)

0.25 ACRE TRACT

Being a 0.25 acre tract of land out of the Daniel Monroe Survey, Abstract 38, Milam County, Texas and being the same tract of land described in a Quit Claim Deed as 105 foot by 105 foot to Claudell R. Raymond, recorded in Volume 631, Page 331, of the Official Records of Milam County, Texas, also being a part of the Martha Rogers Addition, according to a plat of record in Volume 41, Page 261, of the Deed Records of Milam County, Texas, said 0.25 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow cap set at the northwest corner of the above mentioned Raymond tract, located in the east line of N. Washington Avenue at its intersection with the south line of E. 9th Street for the northwest corner of this;

THENCE along the north line of said Raymond tract, common with the south line of E. 9th Street, South 71 degrees 00 minutes 00 seconds East a distance of 105.00 feet, (bearing basis), to a 1/2" iron rod with yellow cap set at the northwest corner of a called 105 foot by 210 foot tract of land to David L. Barkemeyer, (978/583), for the northeast corner of this;

THENCE departing said street and along the east line of said Raymond tract, common with the west line of said Barkemeyer tract, South 19 degrees 00 minutes 00 seconds West a distance of 105.00 feet, (deed call - no bearing 105 feet), to a 1/2" iron rod with yellow cap set at the northeast corner of a called 105 foot by 105 foot tract to M. G. Cox Estate, (367/45), for the southeast corner of this;

THENCE along the south line of said Raymond tract, common with the north line of said Cox tract, North 71 degrees 00 minutes 00 seconds West a distance of 105.00 feet to a 1/2" iron rod with yellow cap set in the east line of N. Washington Avenue for the southwest corner of this;

THENCE along the east line of N. Washington Avenue, common with the west line of said Raymond tract, North 19 degrees 00 minutes 00 seconds East a distance of 105.00 feet to the **POINT OF BEGINNING**, and containing 0.25 acres of land, more or less.

Surveyed March 24, 2006
Stephen D. Jarrard
Registered Professional Land Surveyor Texas No. 4748

