

## 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: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN ROCKDALE, MILAM COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 8 IN BLOCK 7 OF THE WESTWOOD SUBDIVISION, A SUBDIVISION IN THE S.C. ROBERTSON SURVEY IN ACCORDANCE WITH THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN BOOK J, PAGE 65, PLAT RECORDS OF MILAM COUNTY.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/20/1990 and recorded in Book 631 Page 308 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: 11/07/2017

Time: 10:00 AM

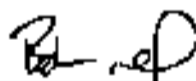
Place: Milam County Courthouse, Texas at the following location: ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 RUTH ORDONES AND FELIX ORDONES, SR., provides that it secures the payment of the indebtedness in the original principal amount of \$41,468.00, 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, 909 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, AAKTI PATEL, MARYNA DANIELIAN, PATRICIA SANTERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN FERRINE, 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 Zients & Mason, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liene Long, Attorney at Law  
Tracy Middliff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
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BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS,  
DOUG WOODARD, KRISTIE ALVAREZ, JULIAN  
FERRINE, 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.

Filed 21st day of Sept  
in 2017, at 11:55AM  
BARBARA VANEA  
County Clerk, Milam County, Texas  
B. Jennifer Probst  
Deputy