

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 SITUATED IN THE L. M. BRIZENDINE SURVEY ABSTRACT NO. 70, HUNT COUNTY, TEXAS, BEING A PART OF BLOCK 96 OF THE ORIGINAL TOWN OF GREENVILLE, BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED FROM JENNIFER J. GOODMAN, ET VIR. TO JOSEPH BROCKEN, ET U.X. AS RECORDED IN DOCUMENT NUMBER 2021-27060 OF THE RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR A CORNER LYING IN THE INTERSECTION THE WEST LINE OF GORDON STREET AND THE NORTH LINE OF WALWORTH STREET, SAID CORNER BEING THE SOUTHEAST CORNER OF THE SAID SUBJECT TRACT:

THENCE NORTH 88 DEGREES 10 MINUTES 28 SECONDS WEST A DISTANCE OF 74.50 ALONG THE NORTH LINE OF THE SAID WALWORTH STREET AND THE SOUTH LINE OF THE SAID SUBJECT TRACT TO A 1/2 INCH IRON ROD FOUND FOR A CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF THE SAID SUBJECT TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM PAULINE MOORE TO PATRICK EAST ROBINSON, ET U.X. AS RECORDED IN VOLUME 233, PAGE 574 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS.

THENCE NORTH 11 00 DEGREES 22 MINUTES 22 SECONDS WEST A DISTANCE OF 162.67 FEET ALONG THE WEST LINE OF THE SAID SUBJECT TRACT AND THE EAST LINE OF THE SAID ROBINSON TRACT TO A 3/8 INCH IRON ROD FOUND FOR A CORNER LYING IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM LISA K. FORBES TO ROBERT ANTHONY, ET AL. AS RECORDED IN DOCUMENT NUMBER 2018-04368 OF THE RECORDS OF HUNT COUNTY, TEXAS, SAID CORNER BEING THE NORTHWEST CORNER OF THE SAID SUBJECT TRACT AND THE NORTHEAST CORNER OF THE SAID ROBINSON TRACT.

THENCE SOUTH 88 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 75.36 FEET ALONG THE NORTH LINE OF THE SAID SUBJECT TRACT AND THE SOUTH LINE OF THE SAID ANTHONY TRACT TO A 1/2 INCH IRON ROD FOUND FOR A CORNER LYING IN THE WEST LINE OF THE SAID GORDON STREET, SAID CORNER BEING THE NORTHEAST CORNER OF THE SAID SUBJECT TRACT AND THE SOUTHEAST CORNER OF THE ANTHONY TRACT;

THENCE SOUTH 00 DEGREES 04 MINUTES 13 SECONDS EAST A DISTANCE OF 162.50 FEET ALONG THE WEST LINE OF THE SAID GORDON STREET AND THE EAST LINE OF THE SAID SUBJECT TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.28 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/30/2024 and recorded in Document 2024-07884 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: 05/06/2025

Time: 01:00 PM

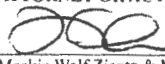
Place: Hunt County, Texas at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 JULIA L. INIGUEZ AND STEVEN D. KELLAM, provides that it secures the payment of the indebtedness in the original principal amount of \$260,200.00, 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 Lianc 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.xomc.com or (844) 400-9663

Certificate of Posting

25-000059-365-1 // 2304 WALWORTH ST, GREENVILLE, TX 75401-5240

FILED FOR RECORD
at 1:46 o'clock P M

FEB 20 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

I am Randy Davis whose address is c/o AYT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 8-22-25 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.