

## 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 CITY OF COMMERCE, HUNT COUNTY, TEXAS, AND BEING PART OF BLOCK 24, OF THE ORIGINAL TOWN OF COMMERCE, HUNT COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED BY DEED FROM CHRISTOPHER K. WILSON AND WIFE, ANN WILSON TO LANA D. ABRAMS AS RECORDED IN VOLUME 567 AT PAGE 561 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER IN THE WEST LINE OF ARP STREET (40 FEET R.O.W.) AND IN THE NORTH LINE OF SYCAMORE STREET (40 FEET R.O.W.), SAID CORNER BEING THE SOUTHEAST CORNER OF SUBJECT TRACT;  
THENCE NORTH 87 DEGREES 36 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID SYCAMORE STREET AND THE SOUTH LINE OF SUBJECT TRACT, A DISTANCE OF 153.11 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF SUBJECT TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ROGER W. GABBARD AS RECORDED IN VOLUME 172 AT PAGE 792 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SUBJECT TRACT, A DISTANCE OF 51.57 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF SUBJECT TRACT;  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SUBJECT TRACT, A DISTANCE OF 152.98 FEET TO AN "X" SET IN THE CONCRETE FOR CORNER IN THE WEST LINE OF SAID ARP STREET, SAID CORNER BEING THE NORTHEAST CORNER OF SUBJECT TRACT;  
THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID ARP STREET AND THE EAST LINE OF SUBJECT TRACT, A DISTANCE OF 57.95 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.192 ACRE OF LAND AND BEING KNOWN AS NO. 1307 ARP STREET

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/30/2003 and recorded in Book 1073 Page 659 Document 16661 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: 12/02/2025

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 LISAA. ARNOLD, provides that it secures the payment of the indebtedness in the original principal amount of \$53,135.00, 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, L.L.C., 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](http://www.xome.com) or (844) 400-9663

  
Certificate of Posting  
I am Randy Davis whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 9-25-25 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.

FILED FOR RECORD  
at 8:19 o'clock A M

SEP 25 2025

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 