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## 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 BEING ALL OF LOT 1 AND A PORTION OF LOT 1A, QUAIL LAKE ESTATES, A SUBDIVISION ON LAKE WHITNEY OUT OF THE JOSEPH PUNCHARD SURVEY, ABSTRACT NO 7, ACCORDING TO THE PLAT RECORDED IN VOLUME 505, PAGE 1053 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS 1.075 ACRES IN THE WARRANTY DEED FROM JULIA ANN CLARK, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF MICHAEL CHARLES CLARK TO MICHAEL DEAN CHANDLER AND SONYA DENISE CHANDLER, DATED DECEMBER 2, 2016, RECORDED IN VOLUME 1889, PAGE 608 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING IN A TELEPHONE PEDESTAL AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1713, A 100 FOOT RIGHT-OF-WAY PER PLAT, WITH THE EASTERLY RIGHT-OF-WAY LINE OF QUAIL LAKE EAST, A 45 FOOT RIGHT-OF-WAY PER PLAT, AND LYING IN THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT NO 1 AND CALLED 11.297 ACRES IN THE RIGHT-OF-WAY DEED FROM MRS. OLIVIA GREENWADE, INDEPENDENT EXECUTRIX OF THE ESTATE OF T.P.S. MCCOWN, JR TO THE STATE OF TEXAS, EXECUTED JULY 9, 1959, RECORDED IN VOLUME 424, PAGE 18 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID LOT 1 AND SAID 1.075 ACRE TRACT, SAID CORNER BEARS NORTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 45.00 FEET FROM A 1/2 INCH STEEL REBAR FOUND (CONTROL MONUMENT) FOR THE NORTHEAST CORNER OF LOT 13 OF SAID SUBDIVISION,

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS EAST (DIRECTIONAL CONTROL LINE) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, AT 239.89 FEET PASSING A 3/8 INCH STEEL REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID LOT 1A, CONTINUING IN ALL 319.74 FEET TO A 1/2 INCH STEEL REBAR FOUND (CONTROL MONUMENT) FOR THE NORTHEAST CORNER OF SAID 1.075 ACRE TRACT, BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.762 ACRE IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM WAYNE VERDEL RUDISILL, ET UX JERRILYN J. RUDISILL TO BRAZOS RECOVERY CENTER, LLC, DATED DECEMBER 2, 2013, RECORDED IN VOLUME 1774, PAGE 571 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 14 DEGREES 57 MINUTES 46 SECONDS EAST OVER AND ACROSS SAID LOT 1A ALONG THE COMMON LINE BETWEEN SAID 1.075 ACRE TRACT AND SAID 0.762 ACRE TRACT, 59.00 FEET TO A 1/2 INCH STEEL REBAR FOUND CAPPED "INCE",

THENCE SOUTH 35 DEGREES 19 MINUTES 48 SECONDS EAST OVER AND ACROSS SAID LOT 1A ALONG THE COMMON LINE BETWEEN SAID 1.075 ACRE TRACT AND SAID 0.762 ACRE TRACT AND PARTIALLY ALONG A FENCE, 150.94 FEET TO A 1/2 INCH STEEL REBAR FOUND LYING IN THE SOUTHERLY LINE OF SAID LOT 1A, BEING THE NORTHERLY LINE OF LOT 1B OF SAID SUBDIVISION, BEING THE SOUTHEAST CORNER OF SAID 1.075 ACRE TRACT. THE SOUTHWEST CORNER OF SAID 0.762 ACRE TRACT,

THENCE SOUTH 38 DEGREES 34 MINUTES 25 SECONDS WEST ALONG THE COMMON LINE BETWEEN SAID LOT 1, SAID LOT 1A AND SAID LOT 1B, THE SOUTHERLY LINE OF SAID 1.075 ACRE TRACT AND GENERALLY ALONG AN OVERHEAD ELECTRIC LINE, AT 73.93 FEET PASSING A 1/2 INCH STEEL REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1A, THE SOUTHEAST CORNER OF SAID LOT 1, CONTINUING IN ALL 273.95 FEET TO A 1/2 INCH STEEL REBAR FOUND (CONTROL MONUMENT) LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID QUAIL LAKE EAST FOR THE SOUTHWEST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID LOT 1B;

THENCE NORTH 37 DEGREES 57 MINUTES 12 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID QUAIL LAKE EAST, 148.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.08 ACRES OF LAND, MORE OR LESS AS SURVEYED ON THE GROUND OCTOBER 29, 2018 UNDER JOB NUMBER 101518 BY PEEDE & ASSOCIATES LAND SURVEYORS, LTD.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/20/2018 and recorded in Book 1980 Page 399 Document 00100990 real property records of Hill County, Texas.

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

Date: 11/07/2023

Time: 11:00 AM

Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL 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 MATTHEW E EILERS, provides that it secures the payment of the indebtedness in the original principal amount of \$250,381.00, 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](http://www.xome.com) or (844) 400-9663

Certificate of Posting

I am \_\_\_\_\_ 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 \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.