

2021.001

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: THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF MOORE DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH PIPE WHICH BEARS SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 84.0 FEET FROM THE COMMON CORNER OF SURVEYS 320, 321, 352, AND 353 AND BEING IN THE WEST RIGHT OF WAY LINE OF FARM ROAD 2203.

THENCE: SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE 4239.14 FEET TO A 1/2 INCH REBAR FOR THE NORTHWEST CORNER AND POINT OF BEGINNING THIS TRACT.

THENCE: CONTINUING SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 192.51 FEET TO A 1/2 INCH REBAR FOR THE SOUTHEAST CORNER THIS TRACT.

THENCE: NORTH 89 DEGREES 49 MINUTES 30 SECONDS WEST A DISTANCE OF 1285.43 FEET TO A 1/2 INCH REBAR FOR THE SOUTHWEST CORNER THIS TRACT.

THENCE: NORTH 00 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 192.51 FEET TO A 1/2 INCH REBAR FOR THE NORTHWEST CORNER THIS TRACT.

THENCE: SOUTH 89 DEGREES 49 MINUTES 30 SECONDS EAST A DISTANCE OF 1285.43 FEET TO THE POINT OF BEGINNING CONTAINING 5.68 ACRES OF LAND MORE OR LESS.

BEING A PARCEL OF LAND OUT OF THE EAST HALF OF SURVEY 321, BLOCK 44, H AND TC RR CO. SURVEY, MOORE COUNTY, TEXAS.

APN: 17506

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/01/2007 and recorded in Book 0637 Page 0121 Document 0163397 real property records of Moore County, Texas.

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

Date: 03/02/2021

Time: 01:00 PM

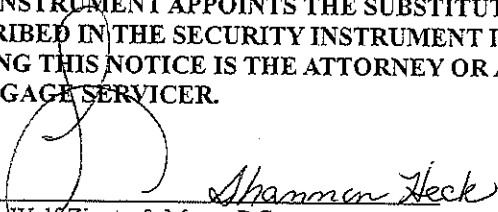
Place: Moore County, Texas at the following location: MOORE COUNTY COURTHOUSE (MAIN, ORIGINAL BUILDING) 7TH STREET AND DUMAS AVENUE, DUMAS MOORE COUNTY, TEXAS, FIRST FLOOR IN CENTER AREA OF THE HALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 ERNESTO FLORES AND SUSANNE M. FLORES, provides that it

7. *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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

This foreclosure sale is being conducted under the exception referenced in Governor Abbott's Executive Order GA-28(1)(a)

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

BRENDA MCKANNA
COUNTY CLERK
2021 JAN 28 AM 11:45
MOORE COUNTY, TEXAS
BY Shannon Heck
DEPUTY

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Pol Heck