


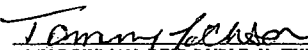
NOTICE OF FORECLOSURE SALE

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 OF 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: SEE EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/01/2005 and recorded in Document 2005011519 real property records of Liberty County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 03/05/2019
Time: 10:00 AM
Place: Liberty County Courthouse, Texas, at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS THE FRONT STEPS OF THE 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 HERBERT A. SMITH AND JUDY M. SMITH, provides that it secures the payment of the indebtedness in the original principal amount of \$93,532.00, 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 AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, KINNEY LESTER, TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY, 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.

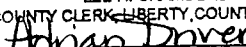

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, KINNEY LESTER, TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am Tommy Jackson 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 1-15-19 I filed this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.

FILED
at 11:20 o'clock A M

JAN 15 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
 DEPUTY



FIELD NOTES of 5.443 acre tract of land situated in the Isiah Fields League, Abstract No. 35, Liberty County, Texas, and being that same 5.44 acre tract of land conveyed to Travis C. Smith, et ux, by Jimmy Casey in deed dated February 2, 2000 and recorded in Volume 1817 at Page 299 of the Official Public Records of Liberty County, Texas. This 5.443 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND MONUMENTS FOUND IN THE EAST LINE OF SAID 5.44 ACRE TRACT. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at ½ inch iron rod found for the Northeast corner of this tract of land, the Northeast corner of said 5.44 acre tract, a Southeast corner of a 20.545 acre tract of land conveyed to Danny Ray, et ux, by Herman Boatman, et ux, in deed dated January 2, 2002 and recorded in Volume 1940 at Page 744 of the Official Public Records of Liberty County, Texas, in the West line of 31.967 acre tract of land conveyed to the Trustees of the Bukowski Real Estate Trusts by Lucjan M. Bukowski in deed dated September 24, 1992, and recorded in Volume 1438 at Page 503 of the Official Public Records of Liberty County, Texas, and the East corner of a possible residue area of a called 2 and ½ acre tract of land conveyed to Lewis Dale Boatman by Donald Ray Smith in deed dated July 1, 1994, and recorded in Volume 1523 at Page 230 of the Official Public Records of Liberty County, Texas.

THENCE South 01°00'00" East with the East line of this tract of land, the East line of said 5.44 acre tract and the West line of said 31.967 acre tract at a distance of 699.55 found a ½ inch iron rod in the North occupied right of way line of County Road 2117, continuing for a total distance of 718.60 feet to a point in said County Road.

THENCE South 89°00'00" West with the South line of this tract of land and the South line of said 5.44 acre tract a distance of 330.00 feet to a point for the Southwest corner of this tract of land, the Southwest corner of said 5.44 acre tract, and the Southeast corner of the residue of 36 and 4/5 acres of land conveyed to Joe L. Pool by Annie Pool, et vir, in deed dated October 7, 1952, and recorded in Volume 376 at Page 538 of the Deed Records of Liberty County, Texas.

THENCE North 01°00'00" West with the West line of this tract of land, the West line of said 5.44 acre tract and the East line of said residue of 36 and 4/5 acres at a distance of 16.32 feet set a 1/2 inch iron rod in the North occupied right of way of County Road 2117, from this corner an iron pipe found bears South 88°31'29" West a distance of 6.70 feet, continuing a total distance of 718.60 feet to a 1/2 inch iron rod set for the Northwest corner of this tract of land, the Northwest corner of said 5.44 acre tract, in the East line of said residue of 36 and 4/5 acres, and the Southwest corner of said possible residue area. From this corner a pine tree at the fence intersection and a called Southwest corner of said 20.545 acre tract bears North 34°24'38" West a distance of 8.09 feet.

THENCE North 89°00'00" East with the North line of this tract of land, the North line of said 5.44 acre tract and the South line of the said possible residue a distance of 330.00 feet to the PLACE OF BEGINNING, containing within said boundaries 5.443 acres of land, with 0.1340 of an acre of land lying within right of way of County Road 2117, leaving a net acreage of 5.309 acres of land, more or less.

OFFICIAL RECORDS
LIBERTY COUNTY
DEBRA BELLERS
COUNTY CLERK
RECORDING FEE: \$23.00
200511519
08/09/2005 02:53 PM 8 PGS
NCE-SMA, DC Receipt #819459

STATE OF TEXAS
COUNTY OF LIBERTY
I, Debra Bellers, County Clerk, certify that this instrument was FILED in the number
sequence at the date and at the time stamped herein by me, and was duly
RECORDED in the volume and page of the OFFICIAL PUBLIC RECORDS
of Liberty County, Texas, as indicated herein by me on

AUG 09 2005

Debra Bellers
COUNTY CLERK
LIBERTY COUNTY, TEXAS