

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: LEGAL DESCRIPTION OF A TRACT OF LAND IN THE CITY AND COUNTY OF LAMPASAS, TEXAS

BEING 0.249 ACRES COMPRISED OF ALL OF LOT 6 AND PART OF LOT 7 OF BLOCK 12 OF DIVISION A, A SUBDIVISION IN THE CITY AND COUNTY OF LAMPASAS, TEXAS, AS RECORDED IN PLAT CABINET 1, SLIDE 30 OF THE PLAT RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 0.249 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 6, BEING ON THE NORTH LINE OF AVENUE C AND THE EAST LINE OF HACKBERRY STREET FOR THE SOUTHWEST CORNER OF SAID BLOCK 12,

THENCE NORTH 19 DEGREES 00 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 6 AND THE EAST LINE OF SAID HACKBERRY STREET, 128.00 FEET TO A 1/2 INCH IRON PIN SET FOR THE NORTHWEST CORNER OF SAID LOT 6, BEING ON THE SOUTH LINE OF A 20 FOOT ALLEY;

THENCE NORTH 71 DEGREES 29 MINUTES 00 SECONDS EAST, WITH THE NORTH LINES OF SAID LOTS 6 AND 7 AND THE SOUTH LINE OF SAID ALLEY, 81.07 FEET TO A 1/2 INCH IRON PIN SET;

THENCE SOUTH 22 DEGREES 18 SECONDS 01 MINUTES EAST, 128.27 FEET TO A-1/2-INCH IRON PIN SET ON THE SOUTH LINE OF SAID LOT 7 AND THE NORTH LINE OF SAID AVENUE C;

THENCE SOUTH 71 DEGREES 29 SECONDS 00 MINUTES WEST, WITH THE SOUTH LINES OF SAID LOTS 7 AND 6 AND WITH THE NORTH LINE OF SAID AVENUE C, 88.46 FEET TO THE PLACE OF BEGINNING, AS SURVEYED ON THE GROUND ON OCTOBER 8, 2008, BY MAPLES & ASSOCIATES, INC AND AS SHOWN ON AN ACCOMPANYING PLAT OF EVEN SURVEY DATE HEREWITH.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/10/2008 and recorded in Document 135128 real property records of Lampasas County, Texas.

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

Date: 04/01/2025

Time: 12:00 PM

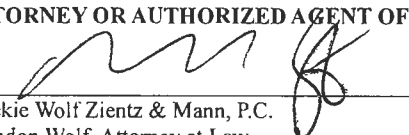
Place: Lampasas County, Texas at the following location: THE WEST ENTRANCE TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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.

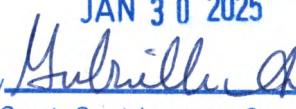
5. Obligations Secured. The Deed of Trust executed by PAMELA HAMIL, provides that it secures the payment of the indebtedness in the original principal amount of \$85,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of 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 or (844) 400-9663

FILED
11:17 a.m. _____ p.m. o'clock
JAN 30 2025
By  Deputy
County Court, Lampasas County, TX
Clerk. Dianne Miller

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: April 01, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: WEST ENTRANCE DOOR TO THE LAMPASAS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 17, 2013 and recorded in Document INSTRUMENT NO. 152291 real property records of LAMPASAS County, Texas, with MARTY R TATE AND ROSALYN R TATE, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARTY R TATE AND ROSALYN R TATE, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$204,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

FILED
11:18 a.m. _____ p.m. o'clock
FEB 13 2025
By: *Gulmelle* Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the LAMPASAS County Clerk and caused to be posted at the LAMPASAS County courthouse this notice of sale.

Declarants Name: _____

Date: _____



BEING 17.44 ACRES OF THE GEORGE W. BROWNING SURVEY, ABST. NO. 56 IN LAMPASAS COUNTY, TEXAS, AND BEING PART OF A 19.92 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM CATHERINE L. COVEY, IND. EXC. TO CATHERINE L. COVEY, DATED FEBRUARY 7, 2005, AS RECORDED IN VOL. 405, PAGE 892 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN VOL. 167, PAGE 200 OF SAID DEED RECORDS; SAID 17.44 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 3/8 INCH IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID 19.92 ACRE TRACT AND THE EASTERNMOST SOUTHEAST CORNER OF A 20.00 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 IN A DEED TO RGWG PARTNERSHIP, LTD., AS RECORDED IN VOL. 359, PAGE 369 OF SAID DEED RECORDS, BEING ON THE WEST LINE OF A 13.40 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN A DEED TO RONALD JOHNSON, ET AL, AS RECORDED IN VOL. 372, PAGE 589 OF SAID DEED RECORDS, AND BEING THE EAST LINE OF A 15 FOOT WIDE EASEMENT DESCRIBED IN SAID DEED TO COVEY;

THENCE SOUTH 19° 19' 41" EAST, WITH THE EAST LINE OF SAID 19.92 ACRE TRACT, WITH THE WEST LINE OF SAID 13.40 ACRE TRACT, AND THE EAST LINE OF SAID EASEMENT, AT 41.95 FEET PASSING A 1/2 INCH IRON PIN FOUND FOR THE SOUTHWEST CORNER OF SAID 13.40 ACRE TRACT AND THE NORTHWEST CORNER OF ANOTHER 13.40 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN SAID DEED TO JOHNSON, CONTINUING WITH THE WEST LINE OF SAID TRACT ONE FOR A TOTAL DISTANCE OF 763.58 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND ON THE NORTH RIGHT OF WAY LINE OF F.M. HWY, 1715;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF SAID F.M. HWY, 1715 AS FOLLOWS;

NORTH 89° 59' 32" WEST, 338.09 FEET TO A BRASS TXDOT MONUMENT FOUND;
NORTH 89° 53' 27" WEST, 211.31 FEET TO A BRASS TXDOT MONUMENT FOUND;
SOUTH 77° 55' 57" WEST, 106.41 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND;
SOUTH 60° 43' 20" WEST, 162.14 FEET TO A 1/2 INCH IRON PIN SET;
SOUTH 75° 34' 26" WEST, 158.49 FEET TO A BRASS TXDOT MONUMENT FOUND;
SOUTH 58° 51' 27" WEST, 202.90 FEET TO A COTTON SPINDLE SET;
SOUTH 58° 54' 36" WEST, 70.80 FEET TO A 1/2 INCH IRON PIN SET ON THE WEST LINE OF SAID 19.92 ACRE TRACT AND THE EAST LINE OF A 100.669 ACRE TRACT DESCRIBED AS TRACT I IN SAID DEED TO RGWG PARTNERSHIP, LTD.;

THENCE NORTH 19° 12' 56" WEST, WITH THE WEST LINE OF SAID 19.92 ACRE TRACT, WITH THE EAST LINE OF SAID 100.669 ACRE TRACT DESCRIBED AS TRACT I IN SAID DEED TO RGWG PARTNERSHIP, LTD., AND ALONG THE GENERAL COURSE OF A FENCE, 640.36 FEET TO A 3/8 INCH IRON PIN FOUND FOR THE NORTHWEST CORNER OF SAID 19.92 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 20.00 ACRE TRACT;

THENCE NORTH 70° 46' 08" EAST, WITH THE NORTH LINE OF SAID 19.92 ACRE TRACT, WITH THE SOUTH LINE OF SAID 20.00 ACRE TRACT, AND ALONG THE GENERAL COURSE OF A FENCE, 1208.12 FEET TO THE PLACE OF BEGINNING, AS SURVEYED ON THE GROUND ON MAY 13, 2013, BY MAPLES & ASSOCIATES, INC., AND AS SHOWN ON AN ACCOMPANYING PLAT OF EVEN SURVEY DATE HEREWITH.