

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 TRACT OR PARCEL OF LAND SITUATED IN RED RIVER COUNTY, TEXAS, IN THE TOWN OF BOGATA; AND BEING PART OF THE WEST G. MILLER SURVEY, ABSTRACT NO. 560, AND BEING ALL OF A CALLED 1 ACRE TRACT OF LAND DESCRIBED IN DEED FROM DEBORAH CARR SALAZART TO JACK M. RHODES SR. AND WIFE, VELIETA JOYCE RHODES, DATED APRIL 10, 2017, AND RECORDED IN VOLUME 729, PAGES 505-506, OF THE DEED RECORDS OF RED RIVER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8 INCH METAL PIPE (F) AT THE UPPER NORTHEAST CORNER OF SAID CALLED 1 ACRE TRACT, AND AT THE NORTHWEST CORNER OF A CALLED 11.898 ACRE TRACT DESCRIBED IN DEED TO DEANA JEAN BOYD (OPR 678, PAGE 641);

THENCE SOUTH 41 DEGREES 32 MINUTES 56 SECONDS EAST, A DISTANCE OF 129.86 FEET TO A 1/2 INCH R.S. ROD (F) AT THE LOWER NORTHEAST CORNER OF SAID CALLED 1 ACRE TRACT, AND AT AN INNER CORNER OF SAID CALLED 11.898 ACRE TRACT;

THENCE SOUTH 48 DEGREES 39 MINUTES 07 SECONDS WEST, A DISTANCE OF 206.35 FEET TO A 1/2 INCH R.S. ROD (F) AT THE SOUTHEAST CORNER OF SAID CALLED 1 ACRE TRACT, AND IN THE NORTH LINE OF U.S. HIGHWAY NO. 271;

THENCE NORTH 42 DEGREES 56 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID HIGHWAY, A DISTANCE OF 268.70 FEET TO A 1/2 INCH R.S. ROD (S) AT THE SOUTHWEST CORNER OF SAID CALLED 1 ACRE, TRACT;

THENCE NORTH 0 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 36.32 FEET TO A 1/2 INCH R.S. ROD (S) AT THE NORTHWEST CORNER OF SAID CALLED 1 ACRE TRACT, AND IN THE SOUTH LINE OF A SMALL TRACT DESCRIBED IN DEED TO MARGARET THORNTON SMITH (DR 325, PAGE 135);

THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 1 ACRE TRACT, A DISTANCE OF 251.94 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.059 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/06/2017 and recorded in Book 0736 Page 205 Document 062384 real property records of Red River County, Texas.

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

Date: 05/07/2024

Time: 01:00 PM

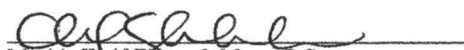
Place: Red River County, Texas at the following location: THE HALLWAY INSIDE THE EAST DOOR OF THE RED RIVER COUNTY COURTHOUSE SHALL BE DESIGNATED AS THE PROPER PLACE FOR SUCH FORECLOSURE SALES TO THE HELD OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners 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 CHANCEY TRAVILLION AND PHOENIX TRAVILLION, provides that it secures the payment of the indebtedness in the original principal amount of \$88,369.00, 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.

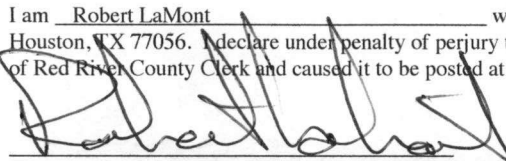
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


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

Certificate of Posting

I am Robert LaMont 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 March 21, 2024 I filed this Notice of Foreclosure Sale at the office of Red River County Clerk and caused it to be posted at the location directed by the Red River County Commissioners Court.


Robert LaMont, March 21, 2024

24-000086-365-1 // 243 MOUNT PLEASANT RD, BOGATA,



4812906

FILED FOR RECORD
2:02 o'clock P.M. on

MAR 21 2024


SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX

