

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 CLARKSVILLE, AND BEING PART OF THE WADE H VINING SURVEY, ABSTRACT NO 878, AND BEING ALL OF LOT 4 IN BLOCK 7 OF THE HILLSIDE ADDITION TO THE TOWN OF CLARKSVILLE AS SHOWN ON PLAT RECORDED IN VOLUME 213, PAGE 367, AND BEING THE SAME TRACT OF LAND BEING DESCRIBED IN DEED FROM EUGENE G HOWLETT TO DOUGLAS G. HOWLETT AND STEVEN G HOWLETT, DATED DECEMBER 17, 2009, AND RECORDED IN VOLUME 639, PAGE 51, ALL IN THE DEED RECORDS OF RED RIVER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8 INCH R.S. ROD (F) AT THE SOUTHEAST CORNER OF SAID LOT 4, AND AT THE SOUTHWEST CORNER OF LOT 3 IN BLOCK 7 OF SAID ADDITION, ALSO BEING IN THE NORTH LINE OF TAYLOR STREET;

THENCE SOUTH 89 DEGREES 37 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF TAYLOR STREET, A DISTANCE OF 99.58 FEET TO A 5/8 INCH R.S. ROD (F) AT THE SOUTHWEST CORNER OF SAID LOT 4, AND AT THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 7,

THENCE NORTH 4 DEGREES 11 MINUTES 19 SECONDS WEST, A DISTANCE OF 113.40 FEET TO A 5/8 INCH R.S. ROD (F) AT THE NORTHWEST CORNER OF SAID LOT 4, ALSO BEING IN THE NORTH LINE OF SAID ADDITION;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID ADDITION, A DISTANCE OF 100.31 FEET TO A 5/8 INCH METAL PIPE (F) AT THE NORTHEAST CORNER OF SAID LOT 4, AND NORTHWEST CORNER OF SAID LOT 3;

THENCE SOUTH 3 DEGREES 50 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 112.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.259 ACRE OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/25/2018 and recorded in Book 749 Page 463 Document 064699 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: 04/04/2023

Time: 01:00 PM

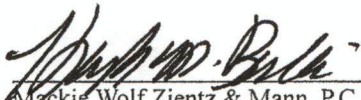
Place: Red River County, Texas at the following location: THE HALLWAY INSIDE THE EAST DOOR OF THE RED RIVER COUNTY COURTHOUSE SHALL BE DESIGNATED AS THE PROPER PLACE FOR SUCH FORECLOSURE SALES TO THE HELD OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners 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 STERLING JEROME DOCKINS AND TERESA REYNOLDS DOCKINS, provides that it secures the payment of the indebtedness in the original principal amount of \$65,786.00, 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.

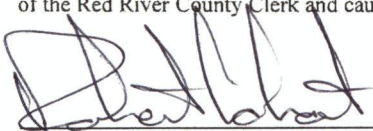
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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

Certificate of Posting

I am Robert La Mont 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 January 26, 2023 I filed this Notice of Foreclosure Sale at the office of the Red River County Clerk and caused it to be posted at the location directed by the Red River County Commissioners Court.



Robert La Mont, January 26, 2023.

FILED FOR RECORD
12:52 o'clock P M. on

51 JAN 26 2023

Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX