

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: LOT TEN (10) IN BLOCK SIXTEEN (16) OF THE K.G.M. ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, AS SHOWN BY MAP, PLAT AND/OR DEDICATION DEED RECORDED IN VOLUME 86, PAGE 22, DEED RECORDS, TERRY COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/30/1999 and recorded in Book 639 Page 858 Document 214638 real property records of Terry County, Texas.

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

Date: 10/03/2017

Time: 01:00 PM

Place: Terry County Courthouse, Texas at the following location: IN THE MAIN LOBBY BY THE NORTH ENTRANCE OF THE TERRY COUNTY COURTHOUSE NEAR THE BULLETIN BOARD, OR THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT 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 KENDRA KEVIL AND STEVEN R. KEVIL AND ERMA JEAN NEAL, provides that it secures the payment of the indebtedness in the original principal amount of \$60,941.00, 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 JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, CARY CORENBLUM, BOBBY FLEATHER, CLAY GOLDEN OR RONALD BYRD, 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

Tracey Midkiff, Attorney at Law

Marissa Sibal, Attorney at Law

Parkway Office Center, Suite 900

14160 North Dallas Parkway

Dallas, TX 75254

JONATHAN SCHENDEL, RAMIRO CUEVAS,
FREDERICK BRITTON, DOUG WOODARD, KRISTIE
ALVAREZ, JULIAN PERRINE, CARY CORENBLUM,
BOBBY FLEATHER, CLAY GOLDEN OR RONALD
BYRD

c/o AVT Title Services, LLC

1101 Ridge Rd. Suite 222

Rockwall, TX 75087

I am Ronald Byrd Certificate of Posting
whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under
penalty of perjury that on 8-29-17 I filed this Notice of Foreclosure Sale at the office of the Terry County Clerk and caused
it to be posted at the location directed by the Terry County Commissioners Court.

