

FILED FOR RECORD
2020 JAN 23 AM 9:17

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 LOT, TRACT, OR PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, ON THE T.J. SHAW SURVEY, A-759 AND BEING THE SOUTH 98 FEET OF LOT 2, BLOCK 2 OF THE NORTHSIDE ADDITION TO THE CITY OF EDGEWOOD AS SHOWN BY PLAT RECORDED IN VOLUME 98, PAGE 494 OF THE VAN ZANDT COUNTY DEED RECORDS, AND ALSO BEING THE SAME LAND CONVEYED TO GEORGE SHEWMAKE AND WIFE, ERNESTINE SHEWMAKE BY FLOYD P. LANE AND WIFE, ERNEST DEAN LAND BY DEED DATED FEBRUARY 17, 1993 AND RECORDED IN VOLUME 1273, PAGE 898 OF THE VAN ZANDT COUNTY DEED RECORDS, SAID LOT, TRACT, OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, AT THE INTERSECTION OF THE EAST MARGIN OF THE MAIN STREET AND THE NORTH MARGIN OF BATEMAN STREET;

THENCE NORTH, ALONG LINE OF DIRECTIONAL CORNTR0L, 97.98 FEET TO A 3/8 INCH IRON ROD FROUND IN THE EAST MARGIN OF MAIN STREET, THE WEST LINE OF LOT 2, BLOCK 2 AND AT THE NORTHWEST CORNER OF THE SHEWMAKE TRACT;

THENCE SOUTH 00 DEGREE 01 MINUTE 40 SECONDS EAST 97.93 FEET TO A 3/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 2 IN THE NORTH MARGIN OF BATEMAN STREET;

THENCE SOUTH 89 DEGREES 58 MINUTES 32 SECONDS WEST, ALONG THE NORTH MARGIN OF BATEMAN STREET, 208.42 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.469 ACRES OF LAND.

BEING THE SAME LAND IN WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 13, 2012 FROM KENNETH MCLELLAN AND TRISHA MCLELLAN TO TODD M. STEFFEN, RECORDED IN DOCUMENT NO. 2012-000402, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/17/2014 and recorded in Document 2014-005782 real property records of Van Zandt County, Texas.

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

Date: 03/03/2020

Time: 10:00 AM

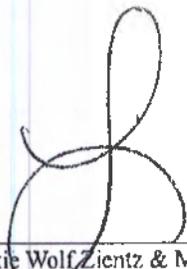
Place: Van Zandt County, Texas at the following location: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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.

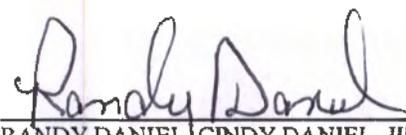
5. Obligations Secured. The Deed of Trust executed by WILLIAM A. BLAKE AND ELIZABETH N. BLAKE, provides that it secures the payment of the indebtedness in the original principal amount of \$150,160.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BOKF, N.A. is the current mortgagee of the note and deed of trust and BANK OF OKLAHOMA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BOKF, N.A. c/o BANK OF OKLAHOMA, N.A., 6242 East 41st Street, Tulsa, OK 74135 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 RANDY DANIEL, CINDY DANIEL, JIM, O'BRYANT, MICHAEL W. ZIENTZ, WES WEBB OR CARL NIENDORFF, 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



RANDY DANIEL, CINDY DANIEL, JIM, O'BRYANT,
MICHAEL W. ZIENTZ, WES WEBB OR CARL
NIENDORFF
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 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 Van Zandt County Clerk and caused it to be posted at the location directed by the Van Zandt County Commissioners Court.