

FILED FOR RECORDS
11:30 O'CLOCK A M
JAN 24 2019
CASSI LAXTON
CLERK CO. COURT, OCHILTREE CO., TEXAS
BY *Cassi Laxton*

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 SEVEN (7), IN BLOCK FOURTEEN (14), STARK TERRACE UNIT NO. 7, AN ADDITION TO THE CITY OF PERRYTON OCHILTREE COUNTY, TEXAS, AS THE SAME IS SHOWN UPON THE PLAT OF SAID ADDITION OF RECORD IN VOLUME 31, PAGE 487, PLAT RECORDS, OCHILTREE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/06/2002 and recorded in Book 604 Page 674 Document 65379 real property records of Ochiltree County, Texas.

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

Date: 03/05/2019
Time: 01:00 PM
Place: Ochiltree County Courthouse, Texas at the following location: THE FRONT DOOR OF THE OCHILTREE 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 DANNY JUAREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$53,675.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. TIB The Independent BankersBank,N.A. is the current mortgagee of the note and deed of trust and TIB - THE INDEPENDENT BANKERSBANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is TIB The Independent BankersBank,N.A. c/o TIB - THE INDEPENDENT BANKERSBANK, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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 RONNIE HECK OR SHANNON HECK, 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

RONNIE HECK, OR SHANNON HECK
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Ochiltree County Clerk and caused it to be posted at the location directed by the Ochiltree County Commissioners Court.

