

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: A TRACT OR PARCEL OF LAND CONTAINING 1.000 ACRE OF LAND, MORE OR LESS, BEING THE EAST 1/2 OF THE NORTH 1/2 OF THE SURFACE ONLY OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF GALVESTON, STATE OF TEXAS, AND BEING A PART OF THAT CERTAIN ORIGINAL 100.00 ACRE TRACT LYING IN THE NORTHWEST CORNER OF THE CHARLES BIGELOW SURVEY AS RECORDED IN VOLUME 14, PAGE 543 IN THE DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR THE NORTHWEST CORNER OF THE CHARLES BIGELOW SURVEY, AND THE SAID ORIGINAL 100.00 ACRE, SAID POINT ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF F.A.A. (40 FEET R.O.W.);

THENCE SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.A.A., A DISTANCE OF 557.60 FEET TO A POINT AT THE INTERSECTION OF SAID F.A.A. AND FARMERS ROAD (60 MINUTES R.O.W.)

THENCE SOUTH 01 DEGREES 57 MINUTES 42 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FARMERS ROAD, A DISTANCE OF 451.67 FEET TO A POINT;

THENCE SOUTH 22 DEGREES 09 MINUTES 00 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FARMERS ROAD, A DISTANCE OF 188.50 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FARMERS ROAD, A DISTANCE OF 527.49 TO A 1 INCH IRON PIPE FOUND FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 87 DEGREES 57 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF THE KEVIN AND JENNIFER FUNKE TRACT AS RECORDED IN 2006027586, A DISTANCE OF 299.85 FEET TO A 1/2 INCH IRON ROD SET WITH CAP "SURVEY 1" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 01 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE JUAN AND REGINA SALAS TRACT AS RECORDED IN 2004067342, A DISTANCE OF 145.30 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 87 DEGREES 57 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF THE WILLIAM E. AND TAMMIE L. CRONK TRACT AS RECORDED IN 3295/0548, A DISTANCE OF 299.80 FEET TO A 4 INCH WOOD POST FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID FARMERS ROAD;

THENCE NORTH 02 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FARMERS ROAD, A DISTANCE OF 145.30 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND AND CONTAINING 1.000 ACRE OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/19/2007 and recorded in Document 2007C62391 real property records of Galveston County, Texas.

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

Date: 02/04/2020

Time: 10:00 AM

Place: Galveston County, Texas at the following location: THE FIRST FLOOR LOBBY OF THE GALVESTON COUNTY COURTHOUSE, 722 MOODY (21st STREET), GALVESTON, TEXAS 77550 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 RICKY GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$119,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 is the current mortgagee of the note and deed of trust and PLANET HOME LENDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 c/o PLANET HOME LENDING, LLC, 321 Research Parkway, Suite 303, Meriden, CT 06450 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 STEVE LEVA,



SANDY DASIGENIS, LILLIAN POELKER, JEFF LEVA, PATRICIA POSTON, MICHAEL ROSSIELLO, BELINDA MCGAUGHY, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, RAFAEL REBONG, ESTER GONZALES, JESSICA HOLT OR WES WEBB, 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



STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER,
JEFF LEVA, PATRICIA POSTON, MICHAEL ROSSIELLO,
BELINDA MCGAUGHY, CARL NIENDORFF, L. KELLER
MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL,
RAFAEL REBONG, ESTER GONZALES, JESSICA HOLT
OR WES WEBB
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am STEVE LEVA whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 123C, Houston, TX 77056. I declare under penalty of perjury that on DECEMBER 31, 2019 filed this Notice of Foreclosure Sale at the office of the Galveston County Clerk and caused it to be posted at the location directed by the Galveston County Commissioners Court.

FILED

Instrument Number: *FILED2019001761*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 12/31/2019 10:39AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*