

at 1:11 FILED o'clock PM

OCT 10 2024

Nancy E. Ruter
County Clerk, Williamson Co., TX

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: 0.502 ACRE

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE FRANCIS BRADLEY SURVEY, A-74, LOCATED IN WILLIAMSON COUNTY, TEXAS, SUBJECT TRACT BEING ALL OF A CALLED "0.006 ACRE" CONVEYED IN A DEED FROM JOHN MCCARTHY, DIOCESAN OF THE ROMAN CATHOLIC DIOCESE OF AUSTIN, TEXAS, TO THEODORE CZIMSKEY, ET UX DATED 8-30-93 AND RECORDED IN VOLUME 2368, PAGE 435 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY (ORWC), AND BEING ALL OF A CALLED "160 FOOT 135 FOOT" TRACT CONVEYED IN A WARRANTY DEED FROM KENNETH F. WUTHRICH ET UX, TO THEODORE CZIMSKEY, ET UX DATED 8-25-93 AND RECORDED IN VOLUME 2372, PAGE 91 OF SAID ORWC, BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, ON JULY 19, 2001; SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SUBJECT TRACT, SAME BEING FOR THE SOUTHEAST CORNER OF SAID "160 FOOT 135 FOOT" TRACT AND FOR THE SOUTHWEST CORNER OF A CALLED "0.496 ACRE" TRACT RECORDED IN VOLUME 2405, PAGE 729 OF SAID ORWC IN A LINE FOR THE NORTH MARGIN OF OLD THORNDALE ROAD; FOUND 3 INCHES GEAR (POSSIBLY AXLE) AT SAME CORNER.

THENCE NORTH 18 DEGREES 56 MINUTES 00 SECONDS WEST (BASIS OF BEARINGS) WITH A LINE FOR THE COMMON LINE OF SAID "160 FOOT 135 FOOT" TRACT AND "0.496 ACRE" TRACT, A DISTANCE OF 135.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID "160 FOOT 135 FOOT" TRACT, SAME BEING FOR THE NORTHWEST CORNER OF SAID "0.496 ACRE" TRACT IN A LINE FOR THE UPPER SOUTH LINE OF A CALLED "10.00 ACRES" RECORDED IN DOCUMENT NO. 9557822 OF SAID ORWC;

THENCE SOUTH 71 DEGREES 53 MINUTES 15 SECONDS WEST WITH A LINE FOR THE COMMON LINE OF SAID "160 FOOT 135 FOOT" TRACT AND SAID "10.00 ACRES", PARTIALLY ALONG A CHAIN LINK FENCE, A DISTANCE OF 159.92 FEET TO A 3 INCHES GEAR (POSSIBLY AXLE) FOUND FOR THE NORTHWEST CORNER OF SAID "160 FOOT 135 FOOT" TRACT, SAME BEING FOR THE NORTHEAST CORNER OF AFOREMENTIONED "0.006 ACRE" TRACT;

THENCE SOUTH 71 DEGREES 26 MINUTES 33 SECONDS WEST WITH A LINE FOR A COMMON LINE OF SAID "0.006 ACRE" AND SAID "10.00 ACRES", GENERALLY ALONG A CHAIN LINK FENCE, A DISTANCE OF 2.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID "0.006 ACRE" TRACT, SAME BEING FOR AN INTERIOR CORNER OF SAID "10.00 ACRES";

THENCE SOUTH 18 DEGREES 55 MINUTES 51 SECONDS EAST WITH A LINE FOR ANOTHER COMMON LINE OF SAID "0.006 ACRE" AND SAID "10.00 ACRES", GENERALLY ALONG A CHAIN LINK FENCE, A DISTANCE OF 135.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID "0.006 ACRE" TRACT, SAME BEING FOR AN EXTERIOR CORNER OF SAID "10.00 ACRES" IN THE AFOREMENTIONED NORTH MARGIN OF OLD THORNDALE ROAD;

THENCE NORTH 57 DEGREES 39 MINUTES 59 SECONDS EAST WITH A LINE FOR THE SOUTH LINE OF SAID "0.006 ACRE" TRACT, ALONG SAID NORTH MARGIN OF OLD THORNDALE ROAD, A DISTANCE OF 2.01 FEET TO A 3 INCHES GEAR (POSSIBLY AXLE) FOUND FOR THE SOUTHWEST CORNER OF SAID "160 FOOT 135 FOOT" TRACT, SAME BEING FOR THE SOUTHEAST CORNER OF SAID "0.006 ACRE" TRACT;

THENCE NORTH 71 DEGREES 58 MINUTES 22 SECONDS EAST WITH A LINE FOR THE SOUTH LINE OF SAID "160 FOOT 135 FOOT" TRACT, ALONG SAID NORTH MARGIN OF OLD THORNDALE ROAD, A DISTANCE OF 160.04 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 0.502 ACRE.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/15/2002 and recorded in Document 2002092329 real property records of Williamson County, Texas.

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

Date: 12/03/2024

Time: 10:00 AM

Place: Williamson County, Texas at the following location: AT THE NORTHEAST BASEMENT DOOR OF THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER, 405 MARTIN LUTHER KING, GEORGETOWN, TX 78626; 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 WILLIE JAY JONES AND KRISTIE KRUSE, provides that it secures the payment of the indebtedness in the original principal amount of \$95,247.00, 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

For additional sale information visit: www.some.com or (844) 400-9663

Certificate of Posting

I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.