

SEP 24 2026

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: FIELD NOTES

A 1.309 ACRE TRACT OF LAND MORE OR LESS, OUT OF THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 425, IN WILLIAMSON COUNTY, TEXAS, SAID 1.309 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE NORTHWEST CORNER OF A CALLED 22.807 ACRE TRACT CONVEYED TO JAMES BALDWIN SR., ET UX, DESCRIBED IN VOLUME 2211, PAGE 281 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING IN THE EAST LINE OF EVANGELINE LANE AT A POINT ON A CURVE;

THENCE, LEAVING SAID BALDWIN TRACT, WITH THE EAST LINE OF THE SAID EVANGELINE LANE, AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, FOLLOWING A CURVE TO THE LEFT, WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 60.62 FEET, A CHORD BEARING OF NORTH 11 DEGREES 15 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 56.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING SOUTHEAST CORNER OF A CALLED 6.000 ACRE TRACT CONVEYED TO GORDON B. EGBERT, ET UX, AND RECORDED IN DOCUMENT NO. 2001061252, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, LEAVING THE SAID EVANGELINE LANE, WITH THE SOUTH LINE OF THE SAID THE SAID EGBERT TRACT, AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, NORTH 43 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 416.95 FEET TO 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID EGBERT TRACT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING IN THE WEST LINE OF A CALLED 4.519 ACRE TRACT CONVEYED TO FRANCISCO C. ESPARZA, AND RECORDED IN DOCUMENT NO. 2006014983 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE, LEAVING SAID EGBERT TRACT WITH THE WEST LINE OF THE SAID 4.519 ACRE TRACT AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 18 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 254.34 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE SAID 22.807 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN THE WEST LINE OF A 5.260 ACRE TRACT CONVEYED TO JOHN MICHAEL HICKS;

THENCE, LEAVING THE SAID HICKS TRACT, WITH THE NORTH LINE OF THE SAID BALDWIN TRACT, AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 71 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 374.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.309 ACRES OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/03/2008 and recorded in Document 2008070778 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: 11/03/2026

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 JAMES P BALDWIN, JR, provides that it secures the payment of the indebtedness in the original principal amount of \$99,211.00, 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

Chelsea Schneider, Attorney at Law

Esmer Gonzales, Attorney at Law

Sheridan Stills, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.xome.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.