

NO. _____ TIME 11:10AM

JAN 22 2026

JANET BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS

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: 0.277 ACRE TRACT, JOSIAH WHEAT SURVEY A-657 TYLER COUNTY, TEXAS

FILED NOTE DESCRIPTION OF A 0.277 ACRE TRACT SITUATED IN THE JOSIAH WHEAT SURVEY, ABSTRACT 657, TYLER COUNTY, TEXAS AND BEING A PART OF A TRACT DESCRIBED IN VOLUME 179 PAGE 271 TYLER COUNTY DEED RECORDS (TCDR). THE 0.277 ACRE TRACT BEING THE TRACT CONVEYED TO JOE E. HOPKINS AND ANNIS SUE HOPKINS BY DEED RECORDED IN VOLUME 501 PAGE 339 OFFICIAL PUBLIC RECORDS TYLER COUNTY (OPRTC). THE 0.277 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE EAST LINE OF LOT 1 PHILLIPS ADDITION NO. 2 RECORDED UNDER PLAT FILE 49 TYLER COUNTY PLAT RECORDS, CALLED NORTH 01 DEGREES 00 MINUTES WEST.

ALL "LOTS" REFERRED TO IN THIS DESCRIPTION ARE OF SAID PHILLIPS ADDITION NO. 2.

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE WEST RIGHT OF WAY OF NORTH BEECH STREET FOR THE SOUTHEAST CORNER OF LOT 1 AND NORTHEAST CORNER OF SAID TRACT DESCRIBED IN VOLUME 179 PAGE 271 TCDR, A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER INTERSECTION OF NORTH BEECH AND DOGWOOD STREETS FOR THE NORTHEAST CORNER OF LOT 1 BEARS NORTH 01 DEGREES 00 MINUTES 00 SECONDS WEST 135.48 FEET;

THENCE SOUTH 00 DEGREES 49 MINUTES 09 SECONDS EAST 100.00 FEET WITH THE WEST RIGHT OF WAY OF NORTH BEECH STREET TO AN X CUT (SET) IN THE GUTTER AT THE NORTHWEST CORNER OF INTERSECTION OF NORTH BEECH STREET AND PAVILLION STREET, A 3/4 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST CORNER INTERSECTION OF NORTH BEECH AND PAVILLION STREET BEARS SOUTH 00 DEGREES 49 MINUTES 09 SECONDS EAST 26.26 FEET;

THENCE SOUTH 87 DEGREES 12 MINUTES 08 SECONDS WEST 119.68 FEET WITH THE NORTH RIGHT OF WAY OF PAVILLION STREET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE WAYKAT INC. CALLED 0.188 ACRE TRACT DESCRIBED IN VOLUME 1133 PAGE 392 OPRTC;

THENCE NORTH 01 DEGREES 30 MINUTES WEST 101.57 FEET WITH THE EAST LINE OF SAID 0.188 ACRE TRACT TO A 20 INCH SET IN THE WEST BASE OF A 20 INCH WATER OAK AND SOUTH LINE OF LOT 2 FOR THE NORTHEAST CORNER OF SAID 0.188 ACRE TRACT;

THENCE NORTH 87 DEGREES 57 MINUTES 30 SECONDS EAST WITH THE SOUTH LINES OF LOT 2 AND LOT 1, AT 20.00 FEET PASS A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF LOT 2 AND SOUTHWEST CORNER OF LOT 1 AND A TOTAL DISTANCE OF 120.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.277 ACRE OF LAND MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/28/2022 and recorded in Book 1318 Page 076 real property records of Tyler County, Texas.

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

Date: 04/07/2026

Time: 01:00 PM

Place: Tyler County, Texas at the following location: ALL THAT AREA UNDER THE STEPS GIVING ACCESS TO THE NORTH ENTRANCE TO THE SECOND FLOOR OF THE COURTHOUSE, BOUNDED ON THE SOUTH BY THE NORTH WALL OF THE COURTHOUSE BUILDING, MORE PARTICULARLY ALL THAT AREA LYING WITHIN 6 FEET AND 8 INCHES ON EITHER SIDE OF A LINE BEGINNING AT THE MIDDLE OF THE NORTH ENTRANCE OF THE FIRST FLOOR OF THE COURTHOUSE AND RUNNING DUE NORTH 19 FEET AND 6 INCHES, 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 51.09 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 THOMAS EUGENE PARKER, provides that it secures the payment of the indebtedness in the original principal amount of \$66,137.00, 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

Lo: 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.xome.com or (844) 400-9663

Certificate of Posting

I am Keata Smith 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 1/22/26 I filed this Notice of Foreclosure Sale at the office of the Tyler County Clerk and caused it to be posted at the location directed by the Tyler County Commissioners Court.