

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: ALL THAT CERTAIN 0.1898 ACRE (8,267 SQUARE FOOT) TRACT OR PARCEL OF LAND BEING THE WEST 50 FEET OF LOT 250, WATER WONDERLAND, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY AND BEING DESCRIBED IN A DEED FROM LAWDALE INVESTMENT, INC., TO WATER WONDERLAND, INC., DATED MARCH 20, 1964 AND RECORDED IN VOLUME 5457, PAGE 245-441 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS WHICH DEED WAS REFORMED AND REVISED AND AMENDED BY DEED DATED AUGUST 12, 1964, RECORDED IN VOLUME 5623, PAGE 198-249 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS TO WHICH INSTRUMENTS AND THE RECORDED THEREOF REFERENCE IS HERE MADE FOR ALL PURPOSES;

POINT "A" BEING THE POINT OF INTERSECTION OF THE CENTERLINE OF HAVARD ROAD AND THE AGREED BOUNDARY LINE AS SHOWN IN THE JUDGMENT IN THE CASE STYLED JOE FRANK, ET AL, VS., LAWDALE INVESTMENT COMPANY, OF RECORD IN VOLUME 109, PAGE 554, 125TH JUDICIAL DISTRICT COURT RECORD;

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 250, 438.97 FEET NORTH AND 2,049.96 FEET WEST OF THE HEREINABOVE DESCRIBED POINT A, SAID COMMENCING POINT ALSO BEING THE NORTHEAST CORNER OF LOT 334 OF SAID WATER WONDERLAND;

THENCE, SOUTH 89 DEGREES 04 MINUTES 15 SECONDS WEST, 17.60 FEET ALONG THE NORTH LINE OF SAID LOT 334 AND THE SOUTH LINE OF SAID LOT 250 TO THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1 INCH IRON PIPE BEARS SOUTH, 0.40 FEET;

THENCE, NORTH 00 DEGREES 33 MINUTES 51 SECONDS WEST, 165.18 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET IN THE SOUTH RIGHT-OF-WAY LINE OF WATERWOOD DRIVE (60 FEET WIDE) AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 26 MINUTES 09 SECONDS WEST, 50.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WATERWOOD DRIVE TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET FOR THE COMMON NORTH CORNER OF LOTS 250 AND 251 OF SAID WATER WONDERLAND SUBDIVISION AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEGREES 33 MINUTES 51 SECONDS EAST, 165.50 FEET ALONG THE COMMON LINE OF SAID LOTS 250 AND 251 TO A 1/2 INCH PINCHED IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING IN THE NORTH LINE OF AFORESAID LOT 334 AND BEING THE COMMON SOUTH CORNER OF LOTS 250 AND 251 OF SAID WATER WONDERLAND SUBDIVISION;

THENCE, NORTH 89 DEGREES 04 MINUTES 15 SECONDS EAST, 50.00 FEET ALONG THE NORTH LINE OF SAID LOT 334 TO THE POINT OF BEGINNING AND CONTAINING 0.1898 ACRES (8,267 SQUARE FEET) OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/19/2016 and recorded in Document RP-2016-427532 real property records of Harris 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

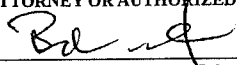
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, 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 PATRICK MCFARLAND, provides that it secures the payment of the indebtedness in the original principal amount of \$140,409.00, 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
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For additional sale information visit: www.xome.com or (844) 400-9663

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