

## 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: BEING THE WEST 1/2 OF LOT 26 AND ALL OF LOTS 27, 28, 29 AND 30, IN BLOCK 15, NORTH PLEASANTON, BEING AN ADDITION TO THE CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS AS PER MAP OR PLAT OF SAID NORTH PLEASANTON RECORDED ON SHEET 47-B (NPC), MAP OR PLAT RECORDS, ATASCOSA COUNTY, TEXAS.

LESS, HOWEVER A PARCEL OF LAND 2.5 FT IN WIDTH AND 43.5 FT IN LENGTH DESCRIBED AS THE NORTH 43.5 FT OF THE EAST 2.5 FT OF THE WEST 1/2 OF LOT 26 ABOVE DESCRIBED CONVEYED TO RA DUDLEY BY DEED DATED JUNE 30, 1976, EXECUTED BY THOMAS C BRUNS ET UX APPEARING OF RECORD IN VOLUME 438, PAGE 293, DEED RECORDS, ATASCOSA COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/26/2005 and recorded in Document 76980 real property records of Atascosa County, Texas.

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

Date: 06/02/2026

Time: 12:00 PM

Place: Atascosa County, Texas at the following location: THE WEST PORCH OF THE COURTHOUSE ENTRANCE:NEW LOCATION PASSED 7/14/2003 EFFECTIVE 8/15/2003 BEING THE WEST PORCH OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

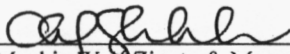
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 MICHAEL J HAFNER, provides that it secures the payment of the indebtedness in the original principal amount of \$62,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MASTR SPECIALIZED LOAN TRUST 2007-02 MORTGAGE PASS-THROUGH CERTIFICATES is the current mortgagee of the note and deed of trust and ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MASTR SPECIALIZED LOAN TRUST 2007-02 MORTGAGE PASS-THROUGH CERTIFICATES c/o ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MASTR SPECIALIZED LOAN TRUST 2007-02 MORTGAGE PASS-THROUGH CERTIFICATES obtained a Order from the 81st/218th District Court of Atascosa County on 03/23/2026 under Cause No. 26-01-0040-CVA. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. 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.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am Terr Martin 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 04/02/2026 I filed this Notice of Foreclosure Sale at the office of the Atascosa County Clerk and caused it to be posted at the location directed by the Atascosa County Commissioners Court.

FILED 1:36 O'CLOCK P M  
THERESA CARRASCO COUNTRY CLERK

APR - 2 2026

BY [Signature] ATASCOSA COUNTY, TEXAS  
DEPUTY