

6056

POSTED

OCT 15 2018

3:15 P

TIME
BY: Margie Clark
SANDRA K. DUCKWORTH, COUNTY CLERK

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, THOMAS WADE JONES III, A SINGLE MAN delivered that one certain Deed of Trust dated MAY 31, 2017, which is recorded in INSTRUMENT NO. 163596 of the real property records of NEWTON County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$60,414.00 payable to the order of GOLDWATER BANK, N.A., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, NOVEMBER 6, 2018, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING 5.087 ACRES OUT OF ABSTRACT 232, HT & BRR SECTION 1, NEWTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of NEWTON County, Texas, for such sales (OR AT ON THE SIDEWALK IN FRONT OF THE POSTING BOARD LOCATED NEAR THE MIDDLE OF THE BLOCK FACING US HIGHWAY 190 ON THE NORTH SIDE OF THE NEWTON COUNTY COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 208, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: OCTOBER 15, 2018.

Margie Allen

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR MARGIE ALLEN OR
KYLE BARCLAY

FILE NO.: WMC-3564
PROPERTY: 176 COUNTY ROAD 3137
BUNA, TEXAS 77812

THOMAS WADE JONES III

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 208
CARROLLTON, TEXAS 75007
Tel: (972) 394-3086
Fax: (972) 394-1283



EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 5.087 ACRES KNOWN AS LOT 38 OF A SUBDIVISION OUT OF 171.98 ACRES AND 220 ACRES CONVEYED TO R S. LEWIS, ET AL BY S. E. LEWIS, ET AL IN INSTRUMENT DATED OCTOBER 19, 1962 RECORDED IN VOLUME 184, PAGE 503 OF THE DEED RECORDS OF NEWTON COUNTY OUT OF THE H. T. AND B, RAILROAD COMPANY SURVEY, SECTION 1, ABSTRACT 232 IN NEWTON COUNTY, TEXAS, SAID 5.087 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a point in the centerline of County Road No. 3137 (50 ft. right-of-way) located South 24 degrees 52 minutes 41 seconds West-2299.41 ft. from the Northeast corner of said 171.98 acre tract and 200 acres from -which a 3/8 inch iron rod found bears North 88 degrees 14 minutes 35 seconds East-25.00 ft.;

THENCE North 88 degrees 14 minutes 35 seconds East with the North boundary of the herein described tract a distance of 350.78 ft. to a 3/8 inch iron rod found marking the Northeast corner of the herein described 5.087 acre tract being in the East line of said 171.98 acre tract and 200 acres;

THENCE South 01 degrees 09 minutes 12 seconds East with the East line of said 171.98 acres and 200 acres a distance of 622.12 ft. to a pine stake found at the Southeast corner of said 171.98 acres and 200 acre tract, the South line of said H. T. and B. Railroad Company Survey, Section 1, Abstract 232 and the North line of the A, J. Wyman Survey, Abstract 1026;

THENCE South 88 degrees 03 minutes 14 seconds West with the division line between said Abstract 232 and Abstract 1026 a distance of 380.96 ft. to a 3/8 inch iron post found at the Southwest corner of the herein described tract;

THENCE North 00 degrees 13 minutes 13 seconds West passing an iron post found in the South right-of-way line of said County Road No. 3137 at 529.53 ft. in all a total distance of 623-50 ft. to the PLACE OF BEGINNING and containing 5.087 acres of land and being known as 175 County Road No. 31.37, Mauriceville, Texas 77626.

FILE NO.: WMC-3554
THOMAS WADE JONES III