

7978

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 of 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. **Date, Time, and Place of Sale.**

Date: September 06, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE NEWTON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 02, 2012 and recorded in Document VOLUME 626, PAGE 132; AS AFFECTED BY MODIFICATION VOLUME 658 PAGE 459 AND VOLUME 721 PAGE 3 real property records of NEWTON County, Texas, with TRACEY N HUGHEY AND NATHAN J WILLIAMS, grantor(s) and PRIORITY BANK, FSB, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TRACEY N HUGHEY AND NATHAN J WILLIAMS, securing the payment of the indebtednesses in the original principal amount of \$150,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PRIORITY BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIORITY BANK
400 WEST COMMERCIAL STREET
OZARK, AR 72949

POSTED

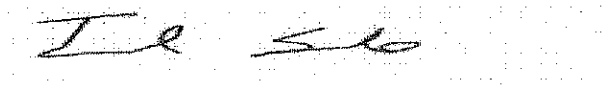
AUG 04 2022

TIME: 10:25 Am
BY: *Michelle Beaton*
SANDRA K. DUCKWORTH, COUNTY CLERK



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.

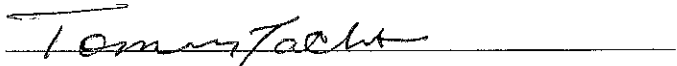
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TOMMY JACKSON, KEATA SMITH, RON HARMON, KEVIN MCCARTHY, BEATRICE CARRILLO, GILBERT ARSIAGA, MARGIE ALLEN OR KYLE BARCLAY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-4-22 I filed at the office of the NEWTON County Clerk and caused to be posted at the NEWTON County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 8-4-22

EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND CONTAINING 1.99 ACRES OF LAND OUT OF AND A PART OF THE WILLIAM MCFARLAND LEWIS SURVEY, ABSTRACT NUMBER 267, IN NEWTON COUNTY, TEXAS AND ALSO BEING OUT OF AND A PART OF THAT CERTAIN 50.00 ACRE TRACT AS RECORDED IN VOLUME 129, PAGE 601 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS, SAID 1.99 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMNET FOUND IN THE SOUTH LINE OF SAID LEWIS SURVEY SAME BEING THE SOUTH LINE OF SAID 50.00 ACRE TRACT AND BEING LOCATED NORTH 79 DEG. 30 MIN 00 SEC EAST (REFERENCE BEARING) 622.21 FEET FROM A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID LEWIS SURVEY, AND ALSO BEING THE NORTHWEST CORNER OF THE FRED HAMILTON SURVEY ABSTRACT NUMBER 163;

THENCE, NORTH 15 DEG. 30 MIN. 00 SEC. WEST, ALONG THE RESIDUE OF SAID 50.00 ACRE TRACT FOR A DISTANCE OF 232.30 FEET (DEED= NORTH 15 DEG 30 MIN 00 SEC WEST 83.63 VARAS) TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE, NORTH 79 DEG. 31 MIN. 58 SEC. EAST, ALONG THE RESIDUE OF SAID 50.00 ACRE TRACT FOR A DISTANCE OF 374.99 FEET (DEED= NORTH 79 DEG 30 MIN 00 SEC EAST 135.00 VARAS) TO A CONCRETE MONUMENT FOUND IN THE EAST LINE OF SAID 50.00 ACRE TRACT;

THENCE, SOUTH 15 DEG. 30 MIN. 28 SEC. EAST, ALONG THE EAST LINE OF SAID 50.00 ACRE TRACT FOR A DISTANCE OF 232.09 FEET (DEED= SOUTH 15 DEG 30 MIN 00 SEC EAST 83.63 VARAS) TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 50.00 ACRE TRACT IN THE WEST RIGHT OF WAY LINE OF A PUBLIC ROAD KNOWN AS F.M. HIGHWAY 2460 AND BEING IN THE SOUTH LINE OF SAID LEWIS SURVEY, AND THE NORTH LINE OF SAID HAMILTON SURVEY;

THENCE, SOUTH 79 DEG. 30 MIN. 00 SEC. WEST, ALONG THE SOUTH LINE OF SAID 50.00 ACRE TRACT AND SAID LEWIS SURVEY FOR A DISTANCE OF 375.00 FEET (DEED= SOUTH 79 DEG 30 MIN 00 SEC WEST 135.00 VARAS) TO THE POINT OF BEGINNING AND CONTAINING 1.99 ACRES OF LAND.