

POSTED

NOV 10 2022

TIME 10:07 A
BY: *[Signature]*
SANDRA K. DUCKWORTH, COUNTY CLERK

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798 COUNTY RD 1500
NEWTON, TX 75966

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: January 03, 2023

Time: The sale will begin at 10:00 AM 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 May 12, 2020 and recorded in Document VOLUME 731, PAGE 323 (INSTRUMENT NO. 2020-169603) real property records of NEWTON County, Texas, with KENNETH WOOSLEY, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KENNETH WOOSLEY, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$174,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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 MARGIE ALLEN, KYLE BARCLAY, AMY OLAN, EVAN PRESS, KATHLEEN ADKINS, MICHAEL KOLAK, AUCTION.COM, TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, RON HARMON, KEVIN MCCARTHY, BEATRICE CARRILLO, OR GILBERT ARSIAG 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 11-10-22 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: 11-10-22

EXHIBIT "A"

BEING A 16.802 ACRE TRACT OF LAND OUT OF THE BENJAMIN F. JONES SURVEY, ABSTRACT NO. 7 AND THE WILLIAM MCMAHON SURVEY, ABSTRACT NO. 286, NEWTON COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF THE CALLED 20.43 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED DATED AUGUST 18, 2016, FROM JOHN MORRIS AND BARBARA MORRIS TO LAWRENCE O. GROHN AND CAROL A. GROHN AS RECORDED IN VOLUME 689, PAGE 697 OF THE OFFICIAL PUBLIC RECORDS OF NEWTON COUNTY, TEXAS, THE SAID 16.802 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND IN THE SOUTHEASTERLY MARGIN OF COUNTY ROAD 1500 FOR THE NORTH CORNER OF THE ABOVE REFERENCED 20.43 ACRE TRACT OF LAND;

THENCE S 52 DEGREES 18' 45" E, WITH THE NORTHEASTERLY LINE OF THE ABOVE REFERENCED 20.43 ACRE TRACT OF LAND, A DISTANCE OF 1129.83 FEET TO A POINT IN A FENCE CORNER POST FOUND ON BIG COW CREEK FOR THE EAST CORNER OF THE SAID 20.43 ACRE TRACT OF LAND;

THENCE WITH THE EASTERLY BOUNDS OF THE ABOVE REFERENCED 20.43 ACRE TRACT OF LAND AND TRAVERSING WITH THE MEANDERS OF BIG COW CREEK AS FOLLOWS:

- 1) S 45 DEGREES 56' 22" W, A DISTANCE OF 34.30 FEET;
- 2) S 03 DEGREES 32' 51" E, A DISTANCE OF 39.17 FEET;
- 3) S 68 DEGREES 49' 24" E, A DISTANCE OF 54.39 FEET;
- 4) S 75 DEGREES 24' 28" E, A DISTANCE OF 36.73 FEET;
- 5) S 21 DEGREES 54' 37" W, A DISTANCE OF 41.15 FEET;
- 6) S 79 DEGREES 01' 32" W, A DISTANCE OF 81.40 FEET;
- 7) N 32 DEGREES 46' 23" W, A DISTANCE OF 48.28 FEET;
- 8) N 59 DEGREES 45' 50" W, A DISTANCE OF 27.19 FEET;
- 9) N 88 DEGREES 09' 06" W, A DISTANCE OF 26.71 FEET;
- 10) S 54 DEGREES 01' 18" W, A DISTANCE OF 34.93 FEET;
- 11) S 29 DEGREES 58' 35" W, A DISTANCE OF 26.79 FEET;
- 12) S 12 DEGREES 37' 39" E, A DISTANCE OF 41.87 FEET;
- 13) S 44 DEGREES 54' 18" E, A DISTANCE OF 54.77 FEET;
- 14) S 20 DEGREES 28' 00" E, A DISTANCE OF 34.59 FEET;
- 15) S 27 DEGREES 03' 03" E, A DISTANCE OF 25.19 FEET;
- 16) S 47 DEGREES 30' 47" E, A DISTANCE OF 130.10 FEET;
- 17) S 18 DEGREES 49' 47" E, A DISTANCE OF 63.90 FEET;
- 18) S 31 DEGREES 29' 42" W, A DISTANCE OF 16.34 FEET;
- 19) S 02 DEGREES 31' 56" W, A DISTANCE OF 21.52 FEET;
- 20) S 50 DEGREES 41' 03" E, A DISTANCE OF 19.57 FEET;
- 21) S 12 DEGREES 37' 46" E, A DISTANCE OF 15.32 FEET;
- 22) S 08 DEGREES 40' 42" W, A DISTANCE OF 101.69 FEET;
- 23) S 07 DEGREES 11' 58" E, A DISTANCE OF 25.36 FEET;
- 24) S 17 DEGREES 05' 46" W, A DISTANCE OF 40.89 FEET;
- 25) S 74 DEGREES 52' 03" W, A DISTANCE OF 83.59 FEET;
- 26) N 55 DEGREES 21' 05" W, A DISTANCE OF 62.61 FEET;
- 27) S 62 DEGREES 15' 21" W, A DISTANCE OF 36.56 FEET;
- 28) S 77 DEGREES 45' 45" W, A DISTANCE OF 22.57 FEET TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 50 DEGREES 18' 00" W, WITH THE SOUTHWESTERLY LINE OF THE ABOVE REFERENCED 20.43 ACRE TRACT OF LAND AND TRAVERSING GENERALLY WITH A BARBED-WIRE FENCE, AT 3.91 FEET PASS A CONCRETE MONUMENT FOUND FOR REFERENCE AND AT A TOTAL DISTANCE OF 1080.35 FEET TO A POINT SOUTHWESTERLY OF A FENCE CORNER POST FOR THE SOUTH MOST WEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THE SAID FENCE CORNER POST MARKING THE GENERAL LOCATION OF A 3.189 ACRE TRACT OF LAND SURVEYED

CONCURRENTLY HEREWITH:

THENCE N 42 DEGREES 49' 51" E, SEVERING THE ABOVE REFERENCED 20.43 ACRE TRACT OF LAND AND TRAVERSING WITH ANOTHER FENCE MARKING THE SOUTHEASTERLY BOUNDARY OF SAID 3.189 ACRE TRACT OF LAND, AT 170.23 FEET CROSS THE APPROXIMATE CENTER OF AN EXISTING PRIVATE DRIVE AND AT A TOTAL DISTANCE OF 183.47 FEET TO A POINT IN A FENCE CORNER POST FOR THE INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE EAST CORNER OF SAID 3.189 ACRE TRACT OF LAND;

THENCE N 35 DEGREES 03' 16" W, STILL SEVERING THE ABOVE REFERENCED 20.43 ACRE TRACT OF LAND AND TRAVERSING WITH THE FENCE THAT RUNS NORTHEASTERLY OF SAID PRIVATE DRIVE, A DISTANCE OF 492.90 FEET TO A POINT IN THE SOUTHEASTERLY MARGIN OF COUNTY ROAD 1500 AN ON THE SOUTHEASTERLY SIDE OF A FENCE CORNER POST FOUND NORTHEASTERLY OF THE SAID PRIVATE DRIVE FOR THE NORTH MOST WEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH POINT THE SAID FENCE CORNER POST BEARS N 35 DEGREES 03' 16" W, A DISTANCE OF 0.94 OF A FOOT;

THENCE N 66 DEGREES 00' 01" E, WITH THE NORTHWESTERLY BOUNDS OF THE ABOVE REFERENCED 20.43 ACRE TRACT OF LAND AND TRAVERSING WITH THE SOUTHEASTERLY MARGIN OF COUNTY ROAD 1500, A DISTANCE OF 283.05 FEET TO THE POINT OF BEGINNING, AND CONTAINING WITHIN THESE BOUNDS AN AREA OF 16.802 ACRES OF LAND.

NOTE: THE DESCRIPTION CITED HEREIN IS ORIENTED TO THE NORTHEAST LINE OF THE ABOVE REFERENCED 20.43 ACRE TRACT OF LAND.