

1211 COUNTY ROAD 1761
LINDEN, TX 75563

00000009655671

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: February 07, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTHSIDE DOOR OF THE CASS 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 29, 2006 and recorded in Document CLERK'S FILE NO. 2006006578; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NOS. 2007001902 & 2013004683 real property records of CASS County, Texas, with MERLE D HUTSELL AND WIFE, CHRISTINA A HUTSELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MERLE D HUTSELL AND WIFE, CHRISTINA A HUTSELL, securing the payment of the indebtednesses in the original principal amount of \$127,283.00, 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

AMY L. VARNELL
CASS COUNTY CLERK
2022 NOV 17 PM 3:47
FILED FOR RECORD



NTSS00000009655671

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 ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN 4 000 ACRE TRACT OF LAND IN THE CURTIS JURNIGAN SURVEY, A-568 IN CASS COUNTY, TEXAS BEING A PART OF THAT CALLED 50 ACRE TRACT OF LAND, AS USED AND OCCUPIED, CONVEYED TO R E CROMER BY WARRANTY DEED RECORDED IN VOLUME 517, PAGE 199 AND A PART OF THAT 30 6 ACRE TRACT OF LAND CONVEYED TO RAYMOND E CROMER, BY WARRANTY DEED WITH VENDOR'S LIEN DEED RECORDED IN VOLUME 549, PAGE 23, ALL IN THE DEED RECORDS OF CASS COUNTY, TEXAS SAID 4 000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2" REBAR SET IN A FENCE, AN OCCUPIED NORTH LINE OF A 658 96 ACRE TRACT OF LAND CONVEYED TO PLUM CREEK SOUTHERN TIMBER, LLC BY WARRANTY DEED RECORDED IN VOLUME 1147, PAGE 740, THE OCCUPIED SOUTH LINE OF SAID CALLED 50 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT,

THENCE NORTH (BEARING BASIS SOLAR OBSERVATION), 193 51' ALONG A NEW LINE TO A 1/2" REBAR SET FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT,

THENCE EAST, 720 54' ALONG A NEW LINE TO A 1/2" REBAR SET 3 8' WEST OF A FENCE FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT,

THENCE SOUTH, 290 16' ALONG A NEW LINE TO A 1/2" REBAR SET IN A FENCE FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT,

THENCE N 82° 21' 37" W, AT 74 04' PASS A 1/2" REBAR SET AT A CROSS-TIE FENCE CORNER POST FOR A NORTHEAST CORNER OF SAID 658 96 ACRE TRACT, AN ANGLE POINT IN THE WEST LINE OF SAID 30 6 ACRE TRACT, THE OCCUPIED SOUTH SOUTHEAST CORNER OF SAID 50 ACRE TRACT, THE NORTHWEST CORNER OF THE HEREINAFTER DESCRIBED 30' WIDE ACCESS EASEMENT, FROM WHICH THE SOUTHWEST CORNER OF SAID 30 6 ACRE TRACT BEARS S 15° 22' 38" E, 1265 56', CONTINUING A TOTAL DISTANCE OF 726 99' ALONG LINE AND FENCE TO THE POINT OF BEGINNING, CONTAINING 4 000 ACRES OF LAND, MORE OR LESS

ALSO, A 30' WIDE ACCESS EASEMENT, BEING 30' EAST OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH EDGE OF COUNTY ROAD # 1761 FOR THE SOUTHWEST CORNER OF SAID 30.6 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS DESCRIBED EASEMENT;

THENCE: N 15° 22' 28" W, AT 15.97' PASS A 1/2" REBAR SET AT CROSS-TIE FENCE CORNER POST IN THE NORTH LINE OF SAID ROAD FOR REFERENCE, CONTINUING A TOTAL DISTANCE OF 1265.56' ALONG A LINE AND FENCE TO A 1/2" REBAR SET AT A CROSS-TIE FENCE CORNER POST IN THE SOUTH LINE OF THE ABOVE DESCRIBED 4.00 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS DESCRIBED EASEMENT