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FILED FOR RECORD

MAR 03 2022

Nancy E. Kuster
County Clerk, Williamson Co., TX

Our Case Number: 22-00343-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 20, 2015, MARK WAYNE SOUTHWELL AND MISTY D SOUTHWELL, HUSBAND AND WIFE., executed a Deed of Trust/Security Instrument conveying to ALAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERIFIRST FINANCIAL, INC. ITS SUCCESSORS AND ASSIGNS

, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2015103380 in the DEED OF TRUST OR REAL PROPERTY RECORDS of WILLIAMSON COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 5, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 in **WILLIAMSON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: BEING A 3.500 ACRE CERTAIN TRACT OF LAND SITUATED IN LOCATED IN THE PETER CARTWRIGHT SURVEY, ABSTRACT NO. 124, LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING A PART OF AND OUT OF A CALLED "50.571 ACRES" CONVEYED IN A WARRANTY DEED FROM, TO JERRY STEFEK, ET UX DATED 9-27-80 AND RECORDED IN VOLUME 807, PAGE 421 OF THE DEED RECORDS OF WILLIAMSON COUNTY (DRWC), A PART OF AND OUT OF A "1.220 ACRE" TRACT DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2005097107, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC) AND A PART OF AND OUT OF A "7.002 ACRE" TRACT DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2002069685, OPRWC; SUBJECT TRACT BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, ON SEPTEMBER 28, 2009 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET (CAPPED) IN THE NORTH LINE OF WILLIAMSON COUNTY ROAD NO. 448, SAME BEING THE SOUTH LINE OF SAID "50.571 ACRES" AND THE SOUTH LINE OF SAID "7.002 ACRES"; FOUND A 1/2-INCH IRON ROD BEARING NORTH 69 DEGREES 53 MINUTES 34 SECONDS EAST, 83.52 FEET (THE SOUTHWEST CORNER OF A CALLED "5.00 ACRES" SURVEYED BY R. T. MAGNESS, RPLS, BUT NOT RECORDED);

THENCE NORTH 18 DEGREES 42 MINUTES 21 SECONDS WEST WITH THE WEST LINE OF SUBJECT TRACT, A DISTANCE OF 428.64 FEET TO A 1/2-INCH IRON ROD SET (CAPPED) AT AN INTERIOR CORNER OF SUBJECT TRACT;

THENCE NORTH 72 DEGREES 18 MINUTES 47 SECONDS EAST WITH THE LOWER NORTH LINE OF SUBJECT TRACT, A DISTANCE OF 97.82 FEET TO A 1/2-INCH IRON ROD SET (CAPPED) AT THE LOWER NORTHEAST CORNER OF SUBJECT TRACT;

THENCE NORTH 17 DEGREES 41 MINUTES 12 SECONDS WEST WITH THE UPPER EAST LINE OF SUBJECT TRACT, A DISTANCE OF 97.88 FEET TO A 1/2-INCH IRON ROD FOUND AT AN INTERIOR CORNER OF SAID "7.002 ACRES", SAME BEING AN EXTERIOR CORNER OF A CALLED "43.158 ACRES" CONVEYED IN A WARRANTY DEED FROM JERRY STEFEK, ET UX TO FRANCES J. MCCLANATHAN AND GERALD COLE DATED 3-8-2002 AND RECORDED IN DOCUMENT NO. 2002019686, OPRWC;

THENCE NORTH 52 DEGREES 11 MINUTES 18 SECONDS WEST WITH A COMMON LINE OF SUBJECT TRACT, SAID "7.002 ACRES" AND "43.158 ACRES", A DISTANCE OF 98.76 FEET TO A 1/2-INCH IRON ROD FOUND AT THE UPPER NORTHEAST CORNER OF SUBJECT TRACT, SAME BEING AN EXTERIOR CORNER OF SAID "7.002 ACRES" AND AN INTERIOR CORNER OF SAID "43.158 ACRES";

THENCE SOUTH 73 DEGREES 20 MINUTES 39 SECONDS WEST, CONTINUING WITH A COMMON LINE OF SUBJECT TRACT, SAID "7.002 ACRES" AND "43.158 ACRES", A DISTANCE OF 274.57 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID "7.002 ACRES", SAME BEING THE SOUTHWEST CORNER OF SAID

"43.158 ACRES" AND THE NORTHWEST CORNER OF SUBJECT TRACT IN THE EAST LINE OF A CALLED "52.75 ACRES" FOUND IN VOLUME 493, PAGE 543, DRWC;

THENCE SOUTH 19 DEGREES 09 MINUTES 45 SECONDS EAST WITH THE COMMON LINE OF SAID "7.002 ACRES" AND "52.75 ACRES", A DISTANCE OF 545.76 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTHERN LINE OF FARM-TO-MARKET ROAD NO. 619, SAME BEING THE SOUTHEAST CORNER OF SAID "52.75 ACRES", THE SOUTHWEST CORNER OF AFOREMENTIONED 50.571 ACRES" AND AN EXTERIOR CORNER OF SAID "7.002 ACRES";

THENCE SOUTH 62 DEGREES 47 MINUTES 58 SECONDS EAST WITH SAID THE NORTHERN LINE OF FARM-TO-MARKET ROAD NO. 619, SAME BEING AN EXTERIOR LINE OF SAID "7.002 ACRES" AND 50.571 ACRES", A DISTANCE OF 104.35 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF BOTH "7.002 ACRES" AND "50.571 ACRES" AT THE POINT OF INTERSECTION WITH AFOREMENTIONED NORTH LINE OF WCR NO. 448;

THENCE NORTH 69 DEGREES 53 MINUTES 34 SECONDS EAST WITH THE SOUTH LINE OF SAID "7.002 ACRES" AND "50.571 ACRES", PASSING FOUND 1/2-INCH IRON RODS AT ENTRANT CORNERS OF AFOREMENTIONED "1.220 ACRES" AT 109.06 FEET AND 132.42 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 152.42 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 3.500 ACRES.

NOTE; THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

Property Address: 757 COUNTY RD 448, TAYLOR, TX 76574
Mortgage Servicer: SERVICEMAC
Noteholder: SERVICEMAC, LLC.
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 3 day of March, 2022

Angela Zavala

David Ackel, Travis Kaddatz, Sara Edgington,
Colette Mayers, Thomas Gilbraith, C Jason
Spence, Aarti Patel, Dylan Ruiz, Violet Nunez,
Shawn Schiller, Ramiro Cuevas, Cary
Corenblum, Joshua Sanders, Aleena Litton,
~~Matthew Hansen~~, Auction.com, Michelle Jones,
Angela Zavala, Marinosci Law Group PC

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300