

2622 COFFEEVILLE RD
JEFFERSON, TX 75657

FILED FOR RECORD
25 NOV 20 AM 10:32

KIMBERLY WISE
CO. CLERK, MARION CO.

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE BY _____ DEPUTY

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 06, 2026

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

Place: THE AUSTIN STREET DOOR OF THE MARION 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 January 18, 2008 and recorded in Document VOLUME 755, PAGE 702; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1079 PAGE 624 real property records of MARION County, Texas, with DEWEY F CONLEY AND MARGIE M CONLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DEWEY F CONLEY AND MARGIE M CONLEY, securing the payment of the indebtednesses in the original principal amount of \$67,512.00, 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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o 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 Jabria Foy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on November 20, 2025 I filed at the office of the MARION County Clerk and caused to be posted at the MARION County courthouse this notice of sale.



Declarants Name: Jabria Foy

Date: 11.20.25

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JEFFERSON, TX 75657

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MARION

EXHIBIT "A"

710

EXHIBIT A

Being a lot, tract, or parcel of land situated in the J.V. Keel Survey, Abstract No. 240, and the C. Loggans Survey, Abstract No. 071, Norton County, Texas, and being part of the remainder of that certain called 55.19 acre tract of land conveyed from R.V. Whelan et ux to Fernan Conley et ux, by Warranty Deed, as recorded in Volume 488, Page 240, Deed Records, Norton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at a Southwest corner of the remainder of said 55.19 acre tract, and an occupied Southeast corner of a called 83.42 acre tract conveyed to Olan Smith, by Warranty Deed, as recorded in Volume 678, Page 588, Deed Records, Marion County, Texas, said point being in the North line of Coffeyville Road;

THENCE, North 04 Degrees 37 Minutes 42 Seconds West, with the West line of the remainder of said 55.19 acre tract, and the occupied East line of said 83.42 acre tract, a distance of 397.99 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC), from said point, a four inch wood fence post found bears North 04 Degrees 37 Minutes 42 Seconds West, a distance of 642.44 feet;

THENCE, North 85 Degrees 38 Minutes 32 Seconds East, with a division line, a distance of 224.69 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC);

THENCE, South 02 Degrees 57 Minutes 43 Seconds East, (Reference Bearing), with a division line, and passing at a distance of 123.69 feet, a 1/2 inch iron rod found at an ell corner of the remainder of said 55.19 acre tract, and the Northwest corner of a called 1.14 acre tract conveyed to Tommy Schenckel, by Warranty Deed, as recorded in Volume 622, Page 057, Official Public Records, Marion County Texas, and continuing on for a total distance of 398.10 feet to a 1/2 inch iron rod found at the Southwest corner of said 1.14 acre tract, and a Southeast corner of the remainder of said 55.19 acre tract, said point being in the North line of said road;

THENCE, South 81 Degrees 50 Minutes 43 Seconds West, with the North line of said road, and a South line of the remainder of said 55.19 acre tract, a distance of 13.86 feet to a point for corner;

THENCE, South 85 Degrees 54 Minutes 21 Seconds West, with the North line of said road, and a South line of the remainder of said 55.19 acre tract, a distance of 199.30 feet to the POINT OF BEGINNING and CONTAINING 87,218 square feet or 2.00 acres of land.

FILED FOR RECORD 294 DAY OF JANUARY A.D. 2008 AT 4:03 P .M.
 RECORDED 310 DAY OF JANUARY A.D. 2008 FILE # 353
 BY _____ Deputy BETTY SMITH, COUNTY CLERK
 Marion County, Texas