

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/29/2006

Grantor(s)/Mortgagor(s):
RUSSELL L. RICHARDSON AND SPOUSE,
ROBIN RICHARDSON
Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

FILED FOR RECORD
2019 NOV 14 AM 11:32

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR AMERICA'S MORTGAGE CENTER, - LTD., ITS
SUCCESSORS AND ASSIGNS

AMY L. VARNELL
CASS COUNTY CLERK

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2006002107

Property County:
CASS

Mortgage Servicer:
M&T Bank is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

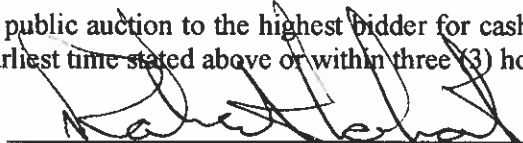
Date of Sale: 2/4/2020

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: The North Entrance of the Cass County Courthouse located on Houston Street, Linden, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Robert LaMont, Harriett Fletcher, Ronnie Hubbard,
Sheryl LaMont or Allan Johnston 11-14-19
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-74292-POS
Loan Type: FHA

TX-19-74292-POS

Exhibit "A"

All that certain 0.895 acre lot, tract or parcel of land situated in the James Clark Survey, Abstract No. 172, Cass County, Texas, and being part of that certain 19.788 acre tract of land conveyed to Jerry Don Whatley in Volume 607, Page 653, of the Deed Records, Cass County, Texas. Same being all of a 0.07 tract of land recorded by Document No. 2006001612, of the Deed Records, Cass County, same being all of a 0.83 acre tract of land conveyed to Kenneth D. Hayes et ux in Volume 1242, Page 614 of said Deed Records. Said 0.895 acres being more fully described as follows:

BEGINNING at a sucker rod in the Southerly right of way line of F. M. 1841, same being in the Northwest corner of said 19.788 acre tract and the most Northerly corner hereof;

THENCE: S 64° 30' 00" E with the Southerly right of way line of F. M. 1841, a distance of 211.34 feet to a 3/8" iron rod found for the Northeast corner hereof;

THENCE: Over and across said 19.788 acre tract the following (2) two courses and distances:

- 1) S 22° 35' 06" W a distance of 217.60 feet 3/8" iron rod found for the Southeast corner hereof;
- 2) S 88° 23' 02" W a distance of 108.69 feet to a 3/8" iron rod found in the West line of said 19.788 acre tract and the Southwest corner hereof;

THENCE: N 00° 17' 07" E with the West line of said 19.788 acre tract a distance of 294.97 feet to the Point of Beginning hereof, having an area of 0.895 acres, more or less.

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Exhibit "B"

THAT KENNETH D. HAYES and wife, ANGELA L. HAYES, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100THS Dollars (\$10.00) cash and other good and valuable consideration paid by _____
RUSSELL L. RICHARDSON AND SPOUSE RORIE RICHARDSON
whose mailing address is 700 FM 1841, LINDEN, TEXAS 75563, hereinafter referred to as Grantee, and further in consideration of the execution and delivery by Grantee of that one certain Promissory Note of even date herewith in the principal sum of ONE HUNDRED EIGHT THOUSAND ONE HUNDRED THREE AND 00/100
DOLLARS (\$ 108,103.00), bearing interest and payable to the order of AMERICA'S MORTGAGE CENTER, -LTD, hereinafter referred to as "Lender," as therein stipulated, it having advanced such sum to Grantee at Grantee's special instance and request as part of the purchase money for the property herein conveyed, and in addition to the Vendor's Lien herein retained, said Note is further described in and secured by a Deed of Trust of even date herewith executed and delivered by Grantee to SCOTT L. LUNA as Trustee; has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey unto the said Grantee, all that certain tract, piece, or parcel of land lying and situated in the County of CASS County, State of Texas