

FILED FOR RECORD
 2020 JUN 11
 AMY L. VANDERKAM
 CLERK
 CASS COUNTY

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: May 24, 2017	Original Mortgagor/Grantor: JEFFERY R JOLLY AND GLORY T. JOLLY
Original Beneficiary / Mortgagee: DITECH FINANCIAL LLC.	Current Beneficiary / Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST VIII
Recorded in: Volume: n/a Page: n/a Instrument No: 2017002326	Property County: CASS
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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 property securing the above referenced loan.

Secures:Note in the original principal amount of \$67,000.00, executed by JEFFERY JOLLY and payable to the order of Lender.

Property Address/Mailing Address: 290 CR 2227, DOUGLASSVILLE, TX 75560

Legal Description of Property to be Sold: BEING 3.00 ACRES OF LAND SITUATED IN THE J. WALLING SURVEY, ABSTRACT 1068, CASS COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN CALLED 7.572 ACRE TRACT AS DESCRIBED IN DEED TO JIMMY D. GASKIN, ET UX RECORDED IN VOLUME 626, PAGE 157 OF THE DEED RECORDS OF CASS COUNTY, TEXAS; SAID 3.00 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS TRACT 1 BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE SET FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED 7.572 ACRE TRACT AND A ALL CORNER OF THE RESIDUE OF A CALLED 635.536 ACRE TRACT AS RECORDED IN VOLUME 605, PAGE 368 OF SAID DEED RECORDS AND BEING IN THE CENTER OF COUNTY ROAD 2227;

THENCE EAST WITH THE NORTH BOUNDARY LINE OF SAID 7.572 ACRE TRACT AND A SOUTH BOUNDARY LINE OF SAID RESIDUE TRACT AT A DISTANCE OF 25.0 FEET PASS A ½ INCH IRON ROD SET FOR REFERENCE AND CONTINUING A TOTAL DISTANCE OF 319.97 FEET TO A ½ INCH IRON ROD SET FOR THE NORTHWEST CORNER OF A 4.41 ACRE TRACT SURVEYED THIS DATE AS TRACT 2;

THENCE SOUTH 01°40'21" WEST, A DISTANCE OF 299.48 FEET WITH THE WEST BOUNDARY LINE OF SAID TRACT 2 TO A ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 46°37'58" WEST WITH THE NORTHWEST BOUNDARY LINE OF SAID TRACT 2 AT A DISTANCE OF 254.45 FEET PASS A ½ INCH IRON ROD SET FOR REFERENCE AND CONTINUING A



TOTAL DISTANCE OF 279.75 FEET TO A RAILROAD SPIKE SET FOR THE MOST WESTERLY CORNER OF SAID TRACT 2 IN THE SOUTHWEST BOUNDARY LINE OF SAID 7.572 ACRE TRACT AND BEING IN THE CENTER OF COUNTY ROAD 2227;

THENCE NORTH 52°20'06" WEST, A DISTANCE OF 138.92 FEET WITH THE SOUTHWEST BOUNDARY LINE OF SAID 7.572 ACRE TRACT AND THE CENTER OF COUNTY ROAD 2227 TO A RAILROAD SPIKE SET FOR CORNER, FROM WHICH A ½" IRON ROD SET FOR REFERENCE BEARS NORTH 63°58'54" WEST, A DISTANCE OF 27.9 FEET;

THENCE NORTH 00°17'53" EAST, A DISTANCE OF 406.56 FEET WITH THE WEST BOUNDARY LINE OF SAID 7.572 ACRE TRACT AND THE CENTER OF COUNTY ROAD 2227 BACK TO THE PLACE OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND.

Date of Sale: July 07, 2020	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: THE NORTH ENTRANCE OF THE NORTH BUILDING OF THE CASS COUNTY LAW ENFORCEMENT AND JUSTICE CENTER FACILITY LOCATED AT 604 HIGHWAY 8 NORTH, LINDEN, TX

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST VIII*, the owner and holder of the Note, has requested Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST VIII* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

06-11-2020

Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112