

87 County Road 1627, Avinger, TX 75630

FILED FOR RECORD  
2020 MAR -5 20:03:19  
AMY L. VARNELL  
CASS COUNTY CLERK

**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: 04/07/2020  
Time: Between 10:00 AM and beginning not earlier than 10:00 AM or not later than three hours thereafter.  
Place: The area designated by the Commissioners Court of Cass County, pursuant to §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 of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/22/2015 and recorded in the real property records of Cass County, TX and is recorded under Clerk's File/Instrument Number 2015003237 with William George and Courtney Jessica George (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for SFMC, LP DBA Service First Mortgage Company mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by William George and Courtney Jessica George, securing the payment of the indebtedness in the original amount of \$93,180.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AND BEING A PART OF THE JAMES BROWN HEADRIGHT SURVEY, ABSTRACT NO. 38, CASS COUNTY, TEXAS, AND BEING THAT SAME CALLED 2.90 ACRE TRACT DESCRIBED IN VOLUME 34, PAGE 467 OF THE DEED RECORDS OF CASS COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED FROM WALTER S. WATSON AND WIFE, ELIZABETH WATSON TO B.J. WATSON DATED AUGUST 5, 1957 AND RECORDED IN VOLUME 345, PAGE 540 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, AND ALSO BEING THE SAME LAND DESCRIBED IN WARRANTY DEED FROM TERESA FAYE WATSON BUTLER TO BILLY JOE WATSON DATED JULY 12, 1976, RECORDED IN VOLUME 586, PAGE 425, DEED RECORDS OF CASS COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT ALSO BEING THAT SAME TRACT CONVEYED FROM WALTER J. EVANS TO ALTA FAYE EVANS BY DEED DATED OCTOBER 30, 2002 AND RECORDED IN VOLUME 1177, PAGE 422 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT A 1/2 INCH REINFORCING STEEL ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 2.90 ACRE TRACT, BEING IN CASS COUNTY ROAD NO. 1626, AND BEING THE SOUTHEAST CORNER OF THE SAID JAMES BROWN HEADRIGHT SURVEY, AND BEING THE NORTH LINE OF THE A. NORWOOD SURVEY, ABSTRACT NO. 805 AND AT THE SOUTHWEST CORNER OF THE A. HAMPTON HEADRIGHT SURVEY, ABSTRACT NO. 453;



1700615



THENCE: N 90 DEGREES 00 MINUTES 00 SECONDS W, 570.00 FEET ALONG AN EXISTING FENCE LINE AND THE EXTENSION OF SAID FENCE LINE, BEING THE SOUTH LINE OF THE SAID 2.90 ACRE TRACT AND THE SOUTH LINE OF THE SAID JAMES BROWN HEADRIGHT SURVEY, THE NORTH LINE OF THE SAID 2.90 ACRE TRACT AND THE SOUTH LINE OF THE SAID JAMES BROWN HEADRIGHT SURVEY, THE NORTH LINE OF THE A. NORWOOD HEADRIGHT SURVEY, AND WITH THE NORTH LINE OF A CERTAIN TRACT CONVEYED TO CHARLIE G. AND ABBIE L. WATSON BY DEED RECORDED IN VOLUME 1047, PAGE 22 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 2.90 ACRE TRACT AND BEING ON THE SOUTHEAST SIDE OF CASS COUNTY ROAD NO. 1627;


THENCE: N 45 DEGREES 00 MINUTES 00 SECONDS E, 458.45 FEET WITH THE SOUTHEAST SIDE OF CASS COUNTY ROAD NO. 1627 TO A 1/2 INCH REINFORCING STEEL ROD SET AT THE BEGINNING OF CURVE TO THE RIGHT HAVE A RADIUS OF 347.65 FEET;

THENCE: NORTHEASTERLY WITH THE SOUTH SIDE OF CASS COUNTY ROAD NO. 1627 AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 347.65 FEET, A DISTANCE OF 273.04 FEET (CHORD BEING N 67 DEGREES 29 MINUTES 59 SECONDS E, 266.08 FEET TO A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 2.90 ACRE TRACT;

THENCE: S 00 DEGREES 00 MINUTES 00 SECONDS W, 426.00 FEET WITH COUNTY ROAD NO. 1626 AND WITH THE EAST LINE OF SAID 2.90 ACRE TRACT AND THE EAST LINE OF SAID JAMES BROWN HEADRIGHT SURVEY AND THE WEST LINE OF SAID A. HAMPTON HEADRIGHT SURVEY AND WITH THE WEST LINE OF A CERTAIN TRACT CONVEYED TO LEON M. MILLER BY DEED RECORDED IN VOLUME 672, PAGE 639 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, TO THE POINT OF BEGINNING AND CONTAINING 2.787 ACRES AS PER ORIGINAL DEED AND 0.645 ACRE NORTH OF ORIGINAL DEED AND SOUTH OF THE SOUTH RIGHT-OF-WAY OF CASS COUNTY ROAD NO. 1627 FOR A TOTAL OF 3.432 ACRES OF LAND, MORE OR LESS.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LoanCare LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

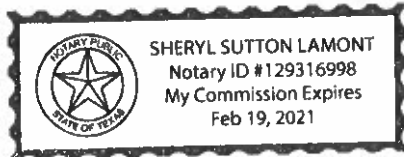
Lakeview Loan Servicing, LLC  
3637 Sentara Way  
Virginia Beach, VA 23452


  
SUBSTITUTE TRUSTEE  
Robert LaMont, Harriett Fletcher, Sheryl LaMont, *March 05, 20*  
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 05 day of March, 2020.



  
NOTARY PUBLIC in and for  
GREGG COUNTY  
My commission expires: Feb. 19, 2021  
Print Name of Notary:  
Sheryl Sutton LaMont

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: \_\_\_\_\_