

RECORDING REQUESTED BY:

FILED FOR RECORD

2021 MAR 16 P 1:42

WHEN RECORDED MAIL TO:

AMY L. VARNELL
CASS COUNTY CLERK

Robert LaMont, Harriett Fletcher, Ronnie Hubbard,
Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora
Campos, Jonathan Harrison, Shawn Schiller, Patrick
Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin,
Lisa Bruno, Cary Corenblum
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000163-20-3S

APN 11977

TO No 200516873-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 21, 2009, L. G. NEAL, A SINGLE PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL BURNS as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for EVERETT FINANCIAL, INC. DBA SUPREME LENDING, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$59,152.00, payable to the order of M&T Bank as current Beneficiary, which Deed of Trust recorded on October 27, 2009 as Document No. 2009004698 and that said Deed of Trust was modified by Modification Agreement and recorded February 27, 2017 as Instrument Number 2017000698 in Cass County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 11977

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Cary Corenblum** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **M&T Bank**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 1, 2021 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Cass County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Cass County Courthouse, 100 Houston, Linden, TX 75563, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and M&T Bank's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and M&T Bank's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 10 day of March, 2021.


By: Cary Corenblum
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.


Posted by: Robert La Mont 03-16-2021

EXHIBIT "A"

All that certain lot or parcel of land being all of Lot 2 and a portion of Lot 3, Block 2, Clements and Kennedy North Heights Addition, Fourth Part, a subdivision of a part of the Jane Richie Headright Survey, Abstract No. 877, to the City of Atlanta, Cass Texas, according to the map or plat of said Addition recorded in volume 2, page 20 of the Plat Records of Cass County Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch reinforcing steel rod found for corner in an existing fence corner on the South right-of-way line of a street designated as Mimosa Lane at the Northeast corner of Lot No. 2 in Block 2 of said Clements and Kennedy North Heights Addition (4th part);

THENCE: S 30 deg. 21' 00" E, 99.19 feet primarily with an existing fence line and with the East line of said Lot No. 2, to a 5/8 inch reinforcing steel rod found for corner at the Southeast corner of said Lot No. 2;

THENCE: S 52 deg. 56' 37" W, 62.75 feet along an existing fence line, being the South line of said Lot No. 2, to a point for reference at the Southwest corner of said Lot No. 2 and also being the Southeast corner of said Lot No. 3, and continuing S 52 deg. 56' 37" W, 12.80 feet with the South line of said Lot No. 3 for a total distance of 75.65 feet, to a 1/2 inch reinforcing steel rod found for corner in an existing fence corner;

THENCE: N 37 deg. 44' 31" W, 119.84 feet along an existing fence line and across said Lot No. 3, to a 1/2 inch reinforcing steel rod found for corner in the South right-of-way line of Mimosa Lane on the North line of said Lot . No. 3, said point being in a curve to the right having a radius of 176.07 feet;

THENCE: Northeasterly along the South right-of-way line of Mimosa Lane, being the North line of said Lot No. 3 and Lot No. 2 and with said curve to the right having a radius of 176.07 feet, a distance of 92.14 feet through a central angal of 29 deg. 59' 04" (chord being N 66 deg. 28' 44" E, 81.09 feet, to the Point of Beginning and containing 0.215 acres of land, more or less.