

**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: February 07, 2023

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

Place: THE NORTHSIDE DOOR OF THE CASS 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 May 18, 2017 and recorded in Document CLERK'S FILE NO. 2017002000 real property records of CASS County, Texas, with GARY W. HILL JOINED BY HIS WIFE ARLENE HILL SIGNED PRO FORMA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by GARY W. HILL JOINED BY HIS WIFE ARLENE HILL SIGNED PRO FORMA, securing the payment of the indebtednesses in the original principal amount of \$226,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIMELENDING, A PLAINSCAPITAL COMPANY 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618

AMY L. VARRHILL  
CASS COUNTY CLERK

2022 DEC -6 AM 11:05

FILED FOR RECORD



**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 ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: \_\_\_\_\_

**EXHIBIT "A"**

ALL THAT CERTAIN 36.93 ACRE TRACT OF LAND LOCATED IN THE E.R. PATTERSON SURVEY, A-854, IN CASS COUNTY, TEXAS. BEING ALL OF A CALLED 37.19 ACRE TRACT OF LAND DESCRIBED IN A DEED OF TRUST, EXECUTED BY STEVEN M COATS ETUX TO JANE B. FINCH, DATED DECEMBER 13, 2002 RECORDED IN VOLUME 1182, PAGE 439, OF THE DEED OF TRUST RECORDS, CASS COUNTY, TEXAS, SAID 36 93 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARING BASIS, EAST LINE OF 37.19 ACRE TRACT):

BEGINNING AT A 1/2" RE-BAR FOUND ON THE EAST LINE OF SAID PATTERSON SURVEY, ON THE WEST LINE OF THE W R. GILLY SURVEY, A-445 THE NORTHEAST CORNER OF A CALLED 116.53 ACRE TRACT OF LAND CONVEYED TO VIRGIL KIRKLAND BY DEED, RECORDED IN VOLUME 148, PAGE 236 OF THE DEED RECORDS CASS COUNTY, TEXAS AND THE SOUTHEAST CORNER OF THIS TRACT,

THENCE: S 85° 32' 59" W 238.63 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID CALLED 116.53 ACRE TRACT TO A 1/2" RE-BAR FOUND FOR A COMMON CORNER IN THE SAME;

THENCE: S 76° 41' 59" W 139.27 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" REBAR FOUND FOR A COMMON CORNER IN SAME, FROM WHICH A 3" IRON PIPE FOUND BEARS N 73° 27' 28" E. 4.10 FEET;

THENCE: N 69° 49' 25" W 125.05 FEET CONTINUING ALONG SAID COMMON LINE, TO A 1/2" RE-BAR FOUND FOR A COMMON CORNER IN SAME;

THENCE: N 52° 23' 36"W CONTINUING ALONG SAID COMMON LINE, AT 676.12 FEET PASSING A 1/2" REBAR FOUND ON LINE AND CONTINUING N 52° 23' 36" W FOR TOTAL DISTANCE OF 876.89 FEET TO A 1/2" RE-BAR FOUND FOR A COMMON CORNER OF THIS TRACT AND A CALLED 78.43 ACRE TRACT OF LAND CONVEYED TO VIRGIL KIRKLAND BY DEED, RECORDED IN VOLUME 160, PAGE 77 OF SAID DEED RECORDS:

THENCE: N 52° 30' 06" W 81.94 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID CALLED 78.43 ACRE TRACT TO A 1/2" RE-BAR FOUND FOR A COMMON CORNER IN SAME, FROM WHICH A FENCE CORNER POST FOUND BEARS N 42° 03' 39" W 14.11 FEET;

THENCE: N 06° 59' 45" E 196 66 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" RE-BAR FOUND FOR A COMMON CORNER IN SAME, FROM WHICH A 3/8" RE-BAR FOUND BEARS N 24° 14' 53" E 15.67 FEET;

THENCE: N 24° 13' 59" E 382.25 FEET CONTINUING ALONG SAID COMMON LINE TO A 3/8" RE-BAR FOUND FOR A COMMON CORNER BETWEEN THIS TRACT AND A CALLED 7.411 ACRE TRACT OF LAND CONVEYED TO WILLIAM R. BARR BY WARRANTY DEED, RECORDED IN VOLUME 722, PAGE 854 OF SAID DEED RECORDS, FROM WHICH A FENCE CORNER POST FOUND BEARS N 63° 30' 27" W 1.08 FEET;

THENCE: N 01° 46' 00" W 208.77 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID CALLED 7.411 ACRE TRACT TO A 1/2" REBAR FOUND FOR A COMMON CORNER IN SAME,

THENCE: N 07° 44' 36" E 230.52 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" RE-BAR FOUND FOR A COMMON CORNER IN SAME. FROM WHICH A FENCE CORNER POST FOUND BEARS S 42° 36' 17" E 1.69 FEET;

THENCE: N 83° 41' 31" E 190.66 FEET CONTINUING ALONG SAID COMMON LINE TO A 1" RE-BAR FOUND FOR A COMMON CORNER IN SAME;

THENCE: S 76° 52' 11" E 312 68 FEET CONTINUING ALONG SAID COMMON LINE TO A 3/8" RE-BAR FOUND FOR A COMMON CORNER IN SAME, FROM WHICH A FENCE CORNER POST FOUND BEARS N 11° 54' 49" W 0.92 FEET;

THENCE: N 02° 35' 08" E 91.51 FEET CONTINUING ALONG SAID COMMON LINE, TO A 1/2" RE-BAR FOUND FOR A COMMON CORNER OF THIS TRACT AND A TRACT OF LAND CONVEYED TO MERLET SPARLING BY WARRANTY DEED, RECORDED IN VOLUME 1157, PAGE 500 OF THE REAL PROPERTY RECORDS, CASS COUNTY, TEXAS;

109 COUNTY ROAD 3541  
QUEEN CITY, TX 75572

0000009633264

THENCE: S 87° 21' 51" E 470.44 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID SPARLING TRACT TO A

1/2" RE-BAR WITH CAP FOUND ON THE WEST LINE OF CASS COUNTY ROAD NO. 3543 (CR 3541);

THENCE S 35° 49' 30" E 127.93 FEET ALONG THE WEST LINE OF CR 3541. TO A 1/2" REBAR FOUND ON THE COMMON LINE BETWEEN SAID PATTERSON SURVEY AND THE S. LAMAR SURVEY A-663;

THENCE S 00° 11' 20" E 1454.59 FEET ALONG THE EAST LINE OF SAID PATTERSON SURVEY, SAME BEING THE WEST LINE OF SAID LAMAR SURVEY AND THE WEST LINE OF SAID GILLY SURVEY TO THE PLACE OF BEGINNING, CONTAINING 36.93 ACRES OF LAND, MORE OR LESS.