

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
2023 APR 27 PM 4:14  
AMY L. VARNELL  
CASS COUNTY CLERK

**CASS County**

**Deed of Trust Dated:** August 10, 2007

**Amount:** \$30,203.96

**Grantor(s):** BOBBY GENE MORRIS and EMMA MORRIS

**Original Mortgagee:** CITIFINANCIAL, INC

**Current Mortgagee:** DLJ Mortgage Capital, Inc.

**Mortgagee Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 2007004308

**Legal Description:** SEE EXHIBIT A

WHEREAS EMMA MORRIS is deceased.

WHEREAS BOBBY GENE MORRIS is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on March 22, 2023 under Cause No. 23C032 in the 5 Judicial District Court of CASS County, Texas

**Date of Sale:** July 5, 2023 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the CASS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

ROBERT LAMONT OR DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, PATRICK ZWIERS, ALLAN JOHNSTON, RAMIRO CUEVAS, RONNIE HUBBARD, SHAWN SCHILLER, JONATHAN HARRISON OR AURORA CAMPOS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

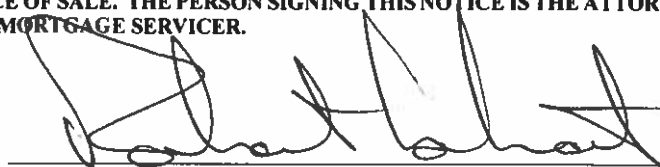
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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.

**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.**



Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-000422



Printed Name: Robert La Mont, April 27, 2023

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

## EXHIBIT "A"

ALL THAT CERTAIN 2.381 ACRE TRACT OR PARCEL OF LAND KNOWN AS TRACT 24 OF AN UNRECORDED SUBDIVISION REFERRED TO AS TRAMMELL'S TRACE AND THIS 2.381 ACRE TRACT 24 SITUATED IN THE LARKIN MARTIN SURVEY, A-698, CASS COUNTY, TEXAS, AND BEING A PART OF A CALLED 80.0 ACRES DESCRIBED AS TRACT II IN A WARRANTY DEED DATED DECEMBER 22, 1977 FROM MAXINE TERRY FRAZEE TO VERNON R. HAMPTON AND RECORDED IN VOLUME 605, PAGE 320, DEED RECORDS, CASS COUNTY, TEXAS AND THE 2.381 ACRE TRACT 24 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF THE NEELEY CALLED 1.00 ACRE (TRACT II, VOLUME 651, PAGE 137, DEED RECORDS, CASS COUNTY, TEXAS) KNOWN AS TRACT 21, TRAMMELL'S TRACE AND THE SOUTHWEST CORNER OF TRACT 23, TRAMMELL'S TRACE FOR AN ANGLE CORNER OF TRACT 24: THENCE S 73 DEG 49 MIN 06 SEC E, WITH COMMON MARKED BOUNDARY 272.56 FEET TO AN EXISTING 3/4 INCH IRON PIPE AT THE NORTHWEST CORNER OF THE SAUER 2.00 ACRE TRACT 28 (VOLUME 678, PAGE 579, DEED RECORDS, CASS COUNTY, TEXAS) AND AN ANGLE CORNER OF THE MCCAIN 10.45 ACRE TRACT 29 (VOLUME 727, PAGE 185, REAL PROPERTY RECORDS, CASS COUNTY, TEXAS) FOR NORTHEAST CORNER TRACT 24: THENCE S 00 DEG 08 MIN 09 SEC W, 208.73 FEET WITH COMMON MARKED BOUNDARY TO END OF COUNTY ROAD AT SOUTHWEST CORNER TRACT 28 AND NORTHEAST CORNER BROWN CALLED 0.50 ACRE (VOLUME 673, PAGE 557, DEED RECORDS, CASS COUNTY, TEXAS) FOR SOUTHEAST CORNER TRACT 24: THENCE S 89 DEG 55 MIN 15 SEC W, 339.68 FEET WITH CENTERLINE COUNTY ROAD TO CORNER BROWN CALLED 0.45 ACRE TRACT 25 (VOLUME 695, PAGE 298, DEED RECORDS, CASS COUNTY, TEXAS AND ANGLE CORNER RODELLA 15.197 ACRE TRACT 9 (VOLUME 827, PAGE 351, REAL PROPERTY RECORDS, CASS COUNTY, TEXAS) FOR ANGLE CORNER TRACT 24: THENCE N 38 DEG 21 MIN 55 SEC W, 203.44 FEET WITH THE CENTERLINE COUNTY ROAD TO EASTERLY NORTHEAST CORNER TRACT 9 AND SOUTHEAST CORNER SHAW CALLED 2.02 ACRE TRACT 20 (VOLUME 73, PAGE 37 5, DEED RECORDS, CASS COUNTY, TEXAS) FOR ANGLE CORNER TRACT 24: THENCE N 10 DEG 58 MIN 46 SEC E, 42.05 FEET WITH CENTERLINE COUNTY ROAD TO SOUTHWEST CORNER TRACT 21 FOR NORTHWEST CORNER TRACT 24; THENCE N 66 DEG 46 MIN 54 SEC E, 214.00 FEET WITH COMMON MARKED BOUNDARY TO THE PLACE OF BEGINNING AND CONTAINING 2.381 ACRES OF LAND, MORE OR LESS