

NOTICE PURSUANT TO TEXAS PROPERTY CODE 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military, 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.

Mailed via Regular Mail and Certified Mail, RRR # 70181830000195135097

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST:

Date: 01-26-2022
 Grantor: Athena Baker
 Trustee: Jennifer Golden
 Beneficiary: Larry Boyd Jr / Later Assigned to Enhance Mortgage Corporation
 County Where Property is Located: Cass, County, Texas
 Recording Information: Document No. 2022000530, of the Official Public Records of Cass County, Texas

FILED FOR RECORD
 2023 MAR -9 A 11:06
 AMY J. VARNELL
 CLERK
 CASS COUNTY

NOTE:

Date: 01-26-2022
 Amount: \$10,000.00
 Debtor: Athena Baker
 Holder: Larry Boyd Jr / Later Assigned to Enhance Mortgage Corporation

PROPERTY: See attached Exhibit "A".

SALE INFORMATION:

Substitute Trustee: Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston
 Date of Sale: April 4, 2023
 Time of Sale: 10:00 a.m. – 1:00 p.m.

PLACE OF SALE: THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED AT 100 HOUSTON ST., LINDEN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

WHEREAS, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

WHEREAS, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

WHEREAS, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

WHEREAS, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Holder;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property on the date, at the place and no earlier than the time set forth above in the sale information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing to record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.



Substitute Trustee

Robert LaMont, Harriett Fletcher,
Ronnie Hubbard, Sheryl LaMont or Allan
Johnston Posted March 9, 2023

EXHIBIT "A"

All that certain tract or parcel containing 0.993 acre of land in the Joseph Hamrick Survey, A-473, Cass County, Texas, being all of a tract which was called 1 acre conveyed from Larry Boyd, Jr., Executrix to Larry Boyd, Jr., by an instrument of record in Clerks File #2018003884, Cass County Official Public Records (CCOPR), said 0.993 acre being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1/2" Iron rod found (RPLS 4954) for northeast corner, being the northeast corner of said 1 acre tract and southeast corner of a tract which was called 2.4946 acres conveyed from Charles A. Boyd, et ux to Craig O'Keith Boyd, by an instrument of record in Clerks File #2007003769, CCOPR, lying in the west line of County Road 2596 (CR 2596);

THENCE S07°19'43"W, 132.33 feet along the west line of CR 2596 to a 1/2" Iron rod found (RPLS 4954) for southeast corner, being the southeast corner of said 1 acre tract, lying in the north line of a tract which was called 24 acres, conveyed from Clyde Boyd and Craig Boyd, by an instrument of record in Clerks File #2018008081, CCOPR;

THENCE departing CR 2596, S87°33'18"W, 319.11 feet along the south line of said 1 acre tract and north line of said 24 acre tract to a 5/8" iron rod set for southwest corner, being the southwest corner of said 1 acre tract and northwest corner of said 24 acre tract, lying in the east line of a tract which was called 27.14 acres conveyed from George E. Gilliam, et al to United States of America, by an instrument of record in Volume 1013, Page 266, Cass County Deed Records (CCDR);

THENCE N03°44'17"W, 130.44 feet along the common line of said 1 acre tract and said 27.14 acre tract to a 1/2" Iron rod found (RPLS 4954) for northwest corner, being the northwest corner of said 1 acre tract and southwest corner of said 2.4946 acre tract, from which a 1/2" Iron rod found for reference bears: N70°13'36"W, 13.09 feet;

THENCE N87°33'18"E, 344.52 feet along the common line of said 1 acre tract and said 2.4946 acre tract to the PLACE OF BEGINNING, containing 0.993 acre of land, more or less.