

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN 0.33 ACRE TRACT OF LAND IN THE JANE RICHIE SURVEY, A-877, CASS COUNTY, TEXAS, BEING ALL OF LOT 27 AND PART OF LOT 28 OF HOWE'S SECOND ADDITION RECORDED IN CABINET A, SLIDE 414 CASS COUNTY PLAT RECORDS, AND RECORDED IN INSTRUMENT NO. 2021000936, OFFICIAL PUBLIC RECORDS CASS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: UTM-Z15N-GPS)

BEGINNING AT: A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF HICKORY STREET FOR THE NORTHEAST CORNER OF INSTRUMENT NO. 2021000936, THIS TRACT AND LOT 27, AND SOUTHEAST CORNER OF LOT 26;

THENCE: SOUTH 02 DEGREES 50 MINUTES 54 SECONDS WEST, 96.00 FEET (AT 50 FEET PASS THE SOUTHEAST CORNER LOT 27, NORTHEAST CORNER OF LOT 28), TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND INSTRUMENT NO. 2021000936, A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 29, AND SOUTHEAST CORNER OF LOT 28 BEARS SOUTH 02 DEGREES 50 MINUTES 54 SECONDS WEST, 96.00 FEET, A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 30 BEARS SOUTH 02 DEGREES 50 MINUTES 54 SECONDS WEST, 104.00 FEET;

THENCE: NORTH 87 DEGREES 24 MINUTES 34 SECONDS WEST, 150.00 FEET (AT 147.50 FEET PASS A 1/2 INCH IRON ROD SET AT A CHAIN LINK FENCE FOR REFERENCE, AT 149.1 FEET A WOOD PRIVACY FENCE) TO A POINT (NOT SET) FOR THE SOUTHWEST CORNER OF THIS TRACT AND INSTRUMENT NO. 2021000936, A 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF LOT 30 BEARS SOUTH 02 DEGREES 50 MINUTES 54 SECONDS WEST, 104.00 FEET;

THENCE: NORTH 02 DEGREES 50 MINUTES 54 SECONDS EAST 96.00 FEET (AT 46 FEET PASS THE SOUTHWEST CORNER OF LOT 27, NORTHWEST CORNER OF LOT 28) TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF LOT 27, SOUTHWEST CORNER OF LOT 26, A 4 INCH X 4 INCH FC POST BEARS SOUTH 28 DEGREES EAST, 2.8 FEET, A CHAIN LINK FENCE CORNER POST BEARS SOUTH 40 DEGREES EAST, 3.0 FEET,

THENCE: SOUTH 87 DEGREES 24 MINUTES 34 SECONDS EAST, 150.00 FEET (AT 6.0 FEET PASS A CHAIN LINK FENCE, AT 10.0 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE) WITH COMMON BOUNDARY OF LOTS 26 AND 27 TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRE OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/16/2022 and recorded in Document 2022000895 real property records of Cass County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 10/01/2024

Time: 10:00 AM


Place: Cass County, Texas at the following location: AT THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by ADDIE HALE, provides that it secures the payment of the indebtedness in the original principal amount of \$90,808.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

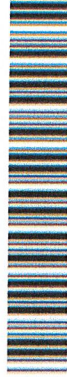
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Robert LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on August 13, 2024 I filed this Notice of Foreclosure Sale at the office of the Cass County Clerk and caused it to be posted at the location directed by the Cass County Commissioners Court.

24-000166-505-1 // 203 HICKORY ST. ATLANTA, TX 75551



4822845

Robert LaMont, August 13, 2024  ServiceLink

FILED FOR RECORD
2024 AUG 13 AM 10:23

AMY L. VARNELL
CASS COUNTY CLERK