

REGIONS MORTGAGE (UPN)
STANFORD, ESTATE OF RODNEY
420 PINECREST STREET, AVINGER, TX 75630

CONVENTIONAL
Firm File Number: 22-039174

FILED FOR RECORD

2024 SEP 19 AM 10:56

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 27, 2014, RODNEY G STANFORD JR, UNMARRIED, as Grantor(s), executed a Deed of Trust conveying to JOHN ULMER, as Trustee, the Real Estate hereinafter described, to REGIONS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of CASS COUNTY, TX and recorded in the Clerk's File/Instrument Number 2014004688, to which reference is herein made for all purposes.

AMY L. VARNELL
CASS COUNTY CLERK

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in CASS COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Cass, State of Texas:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE JAMES ANDERS SURVEY, A-22 LYING AND SITUATED IN THE SOUTHWEST PART OF CASS COUNTY, TEXAS BOUT 1/2 MILES NORTHEAST OF THE BUSINESS PORTION OF AVINGER, CASS COUNTY, TEXAS, A BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STAKE IN THE NORTHEAST BOUNDARY LINE OF THE H.A. BRIDGE 15 ACRE TRACT, SOUTH 66-1/4 DEGREES EAST 395.4 FEET FROM THE NORTHEAST CORNER OF SAID TRACT,

THENCE SOUTH 66-1/4 DEGREES EAST WITH THE NORTHEAST BOUNDARY LINE OF SAID TRACT 127.7 FEET TO A STAKE FOR CORNER;

THENCE SOUTH 62-1/4 DEGREES WEST 456.5 FEET TO A STAKE IN THE EAST EDGE OF A 40 FOOT STREET FOR CORNER,

THENCE NORTH 45 DEGREES WEST 104.5 FEET ALONG AND WITH THE EAST EDGE OF SAID STREET TO A STAKE FOR CORNER,

THENCE NORTH 62-1/4 DEGREES EAST 408.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 99/100 ACRE OF LAND, MORE OR LESS. THE ABOVE MENTIONED TRACT CONSTITUTES WHAT WILL BE KNOWN AS LOT #17 IN THE PINE CREST ADDITION (FORMERLY KNOWN AS THE BRIDGE ADDITION) TO THE TOWN OF AVINGER, TEXAS.

AND

ALL THAT CERTAIN 0.568 ACRE TRACT OF LAND IN THE JAMES ANDERS SURVEY, A-22, IN CASS COUNTY, TEXAS, BEING PART OF LOT 17 IN THE PINE CREST ADDITION TO THE CITY OF AVINGER AS SHOWN ON PLAT OF SAME RECORDED IN VOLUME 1, PAGE 116 OF THE PLAT RECORDS OF CASS COUNTY, TEXAS, SAID 0.568 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET IN THE NORTH LINE OF SAID LOT 17, 200.00 FEET NORTH 62 DEGREES 11 MINUTES 29 SECONDS EAST FROM THE NORTHWEST CORNER FOR THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF THE WEST 0.428 ACRE OF LOT 17.

THENCE NORTH 62 DEGREES 11 MINUTES 29 SECONDS EAST WITH SAID NORTH LINE, 208.93 FEET TO A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 17, 127.70 FEET TO A 5/8 INCH IRON ROD SET FOR ITS SOUTHEAST CORNER AND OF THIS TRACT.

THENCE SOUTH 65 DEGREES 37 MINUTES 04 SECONDS EAST WITH THE EAST LINE OF LOT 17, 127.70 FEET TO A 5/8 INCH IRON ROD SET FOR ITS SOUTHEAST CORNER AND OF THIS TRACT,

THENCE SOUTH 62 DEGREES 19 MINUTES 28 SECONDS WEST WITH THE SOUTH LINE OF LOT 17, 263.00

FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID WEST 0.428 ACRE TRACT.

THENCE NORTH 29 DEGREES 52 MINUTES 26 SECONDS WEST WITH A NEW LINE, 100.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.568 ACRE OF LAND, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

ALL THAT CERTAIN TWO (2) 15.00 WIDE EASEMENTS IN THE JAMES ANDERS SURVEY, A-22 IN CASS COUNTY, TEXAS, BEING PART OF THE WEST 0.428 ACRE TRACT OF LOT 17 IN THE PINE CREST ADDITION TO THE CITY OF AVINGER, AS SHOWN ON PLAT OF SAID ADDITION RECORDED IN VOLUME 1, PAGE 116 OF THE PLAT RECORDS OF CASS COUNTY, TEXAS, SAID EASEMENTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT A

BEGINNING AT AN ALUMINUM BOAT SPIKE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 17;

THENCE: NORTH 62° 11' 29" EAST WITH THE NORTH LINE OF SAID LOT 17, 200.00 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THE EAST 0.568 ACRE TRACT OF LOT 17;

THENCE: SOUTH 29° 52' 26" EAST WITH THE WEST LINE OF SAID EAST 0.568 ACRE TRACT 15.01 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS EASEMENT;

THENCE: SOUTH 62° 11' 29" WEST, 195.90 FEET TO A POINT IN THE WEST LINE OF LOT 17 AND THE EAST LINE OF PINE CREST DRIVE FOR THE SOUTHWEST CORNER OF THIS EASEMENT;

THENCE: NORTH 45° 00' 00" WEST WITH SAID EAST LINE, 15.70 FEET TO THE POINT OF BEGINNING, CONTAINING 2969 SQUARE FEET OF LAND, MORE OR LESS.

EASEMENT B

BEGINNING AT A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 17;

THENCE: NORTH 45° 00' 00" WEST WITH THE EAST LINE OF PINE CREST DRIVE, 15.71 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS EASEMENT;

THENCE: NORTH 62° 19' 28" EAST, 176.83 FEET TO A POINT IN THE WEST LINE OF THE EAST 0.568 ACRE TRACT OF SAID LOT 17 FOR THE NORTHEAST CORNER OF THIS EASEMENT;

THENCE: SOUTH 29° 52' 26" EAST WITH SAID WEST LINE, 15.01 FEET TO A 5/8" IRON ROD SET IN THE SOUTH LINE OF SAID LOT 17 FOR THE SOUTHEAST CORNER OF THIS EASEMENT;

THENCE: SOUTH 62° 19' 28" WEST WITH SAID SOUTH LINE, 172.73 FEET TO THE POINT OF BEGINNING, CONTAINING 2622 SQUARE FEET OF LAND, MORE OR LESS.

Property Address:	420 PINECREST STREET AVINGER, TX 75630
Mortgage Servicer:	REGIONS MORTGAGE
Mortgagee:	REGIONS BANK DBA REGIONS MORTGAGE 6200 POPLAR AVENUE MEMPHIS, TN 38119

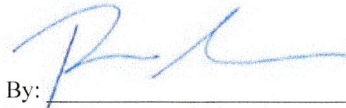
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE

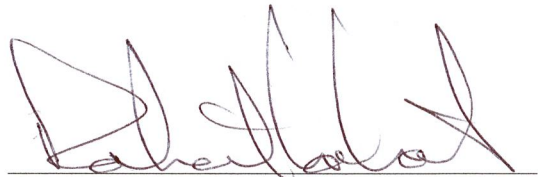
Pat Walker, Sue Spasic, Zoran Spasic, Terri Worley, Carol Hampton, Jeffrey Hampton, Lisa DeLong, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day September 17, 2024.



By: _____
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Attorneys for Regions Bank dba Regions Mortgage

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 military service to the sender of this notice immediately.



Posted by Robert LaMont, September 19, 2024.