

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.

5965-882

### NOTICE OF FORECLOSURE SALE

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

132 COUNTY ROAD 1132, LINDEN, TEXAS 75563

LEGAL DESCRIPTION

SEE EXHIBIT A.

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**

RECORDED IN REAL PROPERTY RECORDS OF CASS COUNTY

RECORDED ON APRIL 29, 2014

UNDER DOCUMENT# 2014002273

**3 THE SALE IS SCHEDULED TO BE HELD**

PLACE

DATE

TIME

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

FEBRUARY 6, 2024

10:00 AM - 1:00 PM

#### 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 § 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.

#### OBLIGATIONS SECURED

The Deed of Trust executed by J.E. WATSON and JUANITA C. WATSON, provides that it secures the payment of the indebtedness in the original principal amount of \$141,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgagor, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

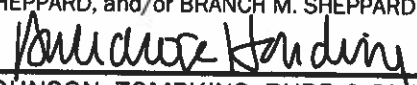
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ROBERT LaMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LaMONT, ALLAN JOHNSTON, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, RICHARD McCUTCHEON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

FILED IN RECORDS  
2023 DEC 7 11:38 AM  
CASS COUNTY CLERK

ATTORNEYS AT LAW  
Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton  
Richard McCutcheon

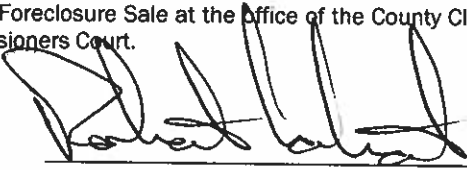
  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

#### CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED December 7, 2023

NAME Robert LaMont

 TRUSTEE

**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.**

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**EXHIBIT A – LEGAL DESCRIPTION  
for 132 County Road 1132, Linden, Texas 75563**

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JAMES CLARK SURVEY, ABSTRACT NO 172, CASS COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND PURCHASED BY ALLEN W. FORTENBERRY FROM GENE TIPPITT BURROW BY DEED DATED JANUARY 15, 1976, AND RECORDED IN VOLUME 590, PAGE 557, DEED RECORDS OF CASS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT AN IRON STAKE AND FENCE CORNER THIS POINT BEING NORTH 1378 61 FEET SOUTH 89 DEG 02 MIN. WEST 1692 49 FEET SOUTH 2 DEG 05 MIN. WEST 950.97 FEET FROM THE SOUTHEAST CORNER OF THE 640 ACRE TRACT;

THENCE NORTH 76 DEG 08 MIN WEST 291.65 FEET NORTH 59 DEG 08 MIN. WEST 453 FEET ALONG A FENCE TO AN IRON STAKE FOR CORNER IN THE EAST LINE OF A PUBLIC ROAD;

THENCE SOUTH 46 DEG. 20 MIN. WEST 384 4 FEET SOUTH 35 DEG 47 MIN WEST 105 7 FEET ALONG THE EAST LINE OF THE ROAD TO A FENCE CORNER,

THENCE SOUTH 75 DEG EAST 221 FEET NORTH 85 DEG EAST 221 FEET NORTH 85 DEG 38 MIN. EAST 794.62 FEET TO AN IRON STAKE FOR CORNER;

THENCE NORTH 2 DEG 05 MIN. EAST 166 7 FEET TO THE POINT OF BEGINNING, CONTAINING 5.83 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING TWO (2) TRACTS OF LAND:

TRACT 1

ALL THAT CERTAIN 0.72 ACRE TRACT OF LAND IN THE JAMES CLARK SURVEY, ABSTRACT NO 172, BEING A PART OF 5 83 ACRES OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOL. 614, PAGE 495, DEED RECORDS, CASS COUNTY, TEXAS, AND BEING THE SAME 0.72 ACRE TRACT AS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 22, 1998, FROM J E WATSON AND WIFE, JUANITA C WATSON TO JIMMY RAY WATSON, FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF CASS COUNTY, TEXAS, ON SEPTEMBER 23, 1998, IN VOL 1064, PAGE 470, REAL PROPERTY RECORDS, CASS COUNTY, TEXAS

HOWEVER, THERE IS RESERVED UNTO GRANTORS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, A PRIVATE RIGHT OF WAY ON, OVER, AND ACROSS THE ABOVE DESCRIBED 0.72 ACRE TRACT, SAID PRIVATE RIGHT OF WAY BEING DEPICTED AS A DRIVE ALONG THE NORTHERN BOUNDARY OF SAID 0.72 ACRE TRACT ON PLAT PREPARED BY JERRY JON MORPHEW, R P LS NO 4954, DATED AUGUST 28, 1998, THIS PRIVATE RIGHT OF WAY AS DESCRIBED HEREIN IS INTENDED TO BE A COVENANT RUNNING WITH THE LAND.

IN ADDITION THERETO, THERE IS RESERVED UNTO GRANTORS, THE RIGHT TO USE OF THE WATER WELL FOR DOMESTIC PURPOSES SITUATED ON THE SUBJECT PREMISES TOGETHER WITH THE RIGHT OF ACCESS TO SAID WATER WELL FOR THE PURPOSE OF REPAIR AND MAINTENANCE AS NECESSARY THIS RIGHT IS RESTRICTED SOLELY TO THE USE OF THE GRANTORS AND IS NOT INTENDED TO BE A COVENANT RUNNING WITH THE LAND.

TRACT 2

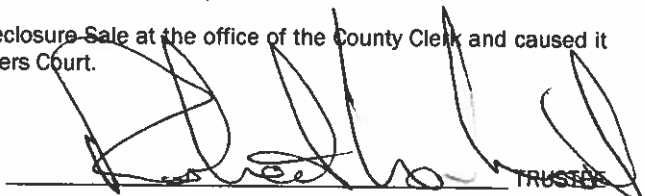
ALL THAT CERTAIN 0.99 ACRE TRACT OF LAND IN THE JAMES CLARK SURVEY, ABSTRACT NO. 172, BEING A PART OF 5.83 ACRES OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOL 614, PAGE 495, DEED RECORDS, CASS COUNTY, TEXAS, AND BEING THE SAME 0.99 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 22, 1998, FROM J E WATSON AND WIFE, JUANITA C WATSON. TO JERRY WATSON AND WIFE, LAUREN WATSON, FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF CASS COUNTY, TEXAS, ON SEPTEMBER 23, 1998, IN VOL 1064, PAGE 474, REAL PROPERTY RECORDS, CASS COUNTY, TEXAS.

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED December 7, 2023

NAME Robert LaMont



TRUSTEE