

FILED FOR RECORD

2025 JUN 12 AM 11:56

RECORDING REQUESTED BY:

AMY L. VARNELL
CASS COUNTY CLERK

WHEN RECORDED MAIL TO:

Harriett Fletcher, Ronnie Hubbard,
Sheryl LaMont, Allan Johnston, Kevin Key, Jay Jacobs,
Christine Wheelless, Phillip Hawkins
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000148-25-2S

APN 22412 / 10877-10510-00010-000000 &
22409 / 10877-10510-00000- 000000

TO No 101-10698396

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 26, 2017, JAMES E. STEWART UNMARRIED as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of TOMMY BASTAIN as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMERICAN ADVISORS GROUP, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$375,000.00, payable to the order of Carrington Mortgage Services, LLC as current Beneficiary, which Deed of Trust recorded on August 28, 2017 as Document No. 2017003330 in Cass County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins oreither of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon thecontingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

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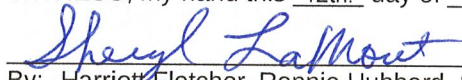
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday, September 2, 2025~~ ^{22409 / 10877-10510-00000-000000} at **10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Cass County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **100 Houston St., Linden TX 75563; At the north entrance of the Cass County Law Enforcement and Justice Center or If the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Carrington Mortgage Services, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Carrington Mortgage Services, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 12th day of June, 2025.


By: Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Kevin Key, Jay
Jacobs, Christine Wheelless, Phillip Hawkins
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"
LEGAL DESCRIPTION

File No 08-01460761

ALL THAT CERTAIN 21 373 ACRE TRACT OF LAND IN THE JANE RICHIE SURVEY, A-877, IN CASS COUNTY, TEXAS, BEING THE RESIDUE OF THE CALLED 27.17 ACRE TRACT CONVEYED FROM EMMA JANE WILLIS THOMPSON TO EMMA LOU STEWART BY WARRANTY DEED DATED NOVEMBER 15, 1977, AND RECORDED IN VOLUME 604, PAGE 849, OF THE DEED RECORDS OF CASS COUNTY, TEXAS, SAID 21.373 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

NOTE 1 ALL SET IRON RODS HEREIN ARE 5/8" REBAR WITH GREEN CAP MARKED "TX FIRM # 10023000".

2. BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), 1983 NORTH AMERICAN DATUM

BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO 59 FOR THE NORTHWEST CORNER OF THE CALLED 0 791 ACRE TRACT CONVEYED TO ROBERT S CLEMENTS BY WARRANTY DEED RECORDED IN VOLUME 1028, PAGE 709, OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, AND THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT, FROM WHICH A POWER POLE BEARS N 39 DEG 56' 57" W 2 55 FEET, AND A POWER POLE BEARS S 89 DEG 04' 14" E 12 80,

THENCE N 05 DEG 39' 46" E WITH SAID RIGHT OF WAY LINE 497 55 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE CALLED 0 6281 ACRE TRACT CONVEYED TO BOBBY R ENGLISH BY WARRANTY DEED RECORDED IN CLERK'S FILE NO 2011006243 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THIS TRACT,

THENCE: S 76 DEG 50' 36" E WITH THE SOUTH LINE OF SAID CALLED 0.6281 ACRE TRACT 122.95 FEET TO A 1" IRON PIPE FOUND FOR AN ANGLE POINT,

THENCE: N 76 DEG 05' 50" E WITH THE NORTH LINE OF THIS TRACT, AT 63 77 FEET PASS A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 0 6281 ACRE TRACT AND THE SOUTHWEST CORNER OF THE CALLED 3.83 ACRE TRACT CONVEYED TO DUNCAN W THOMPSON BY WARRANTY DEED RECORDED IN VOLUME 603, PAGE 367, OF SAID DEED RECORDS, AND CONTINUING FOR A TOTAL DISTANCE OF 572.09 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 3.83 ACRE TRACT AND THE SOUTHWEST CORNER OF THE CALLED 1 437 ACRE TRACT CONVEYED TO ROBERT GARNER BY WARRANTY DEED RECORDED IN VOLUME 1247, PAGE 504, OF SAID REAL PROPERTY RECORDS, AND FOR AN ANGLE POINT IN THE NORTH LINE OF THIS TRACT,

THENCE N 89 DEG 32' 07" E WITH THE NORTH LINE OF SAID CALLED 27 17 ACRE TRACT AND THIS TRACT, AT 150.00 FEET PASS A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 1 437 ACRE TRACT AND THE SOUTHWEST CORNER OF THE CALLED 1 00 ACRE "FIRST TRACT" CONVEYED TO PAT E THOMPSON BY WARRANTY DEED RECORDED IN VOLUME 579, PAGE 576, OF SAID DEED RECORDS, AND CONTINUING FOR A TOTAL DISTANCE OF 463 08 FEET TO A 5/8" IRON ROD FOUND IN THE WEST LINE OF THE CALLED 74 79 ACRE TRACT CONVEYED TO DUNCAN W THOMPSON, TRUSTEE, BY WARRANTY DEED RECORDED IN VOLUME 603, PAGE 370, OF SAID DEED RECORDS, FOR THE SOUTHEAST CORNER OF THE CALLED 0 66 ACRE "THIRD TRACT" RECORDED IN SAID WARRANTY DEED TO PAT E THOMPSON, RECORDED IN VOLUME 579, PAGE 576, OF SAID DEED RECORDS, AND THE NORTHEAST CORNER OF SAID CALLED 27 17 ACRE TRACT AND

THIS TRACT,

THENCE. S 01 DEG 04' 15" E WITH THE WEST LINE OF SAID CALLED 74.79 ACRE TRACT 745 58 FEET TO AN AXLE FOUND FOR A SOUTHWEST CORNER OF SAID CALLED 74.79 ACRE TRACT, THE NORTHWEST CORNER OF THE CALLED 2 731 ACRE TRACT CONVEYED TO VERONICA R BLAYLOCK BY WARRANTY DEED RECORDED IN CLERK'S FILE NO 2014000672 OF SAID OFFICIAL PUBLIC RECORDS, THE NORTHEAST CORNER OF CLEARVIEW STREET, AND THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT,

THENCE: S 88 DEG 12' 25" W WITH THE NORTH RIGHT OF WAY LINE OF CLEARVIEW STREET 40 00 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAME AND AN INNER CORNER OF THIS TRACT;

THENCE S 01 DEG 38' 30" E WITH THE WEST RIGHT OF WAY LINE OF CLEARVIEW STREET 311.68 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF LOT 12, OF CLEARVIEW HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT OF SAME, RECORDED IN VOLUME 1, PAGE 154, OF THE PLAT RECORDS OF CASS COUNTY, TEXAS, AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A CROSS-TIE FENCE CORNER POST BEARS N 71 DEG 36' 45" W 0 43 FEET,

THENCE: S 85 DEG 22' 30" W WITH THE NORTH LINE OF SAID SUBDIVISION 425.08 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE CALLED 5.000 ACRE TRACT DESCRIBED IN QUIT CLAIM DEED TO NET WIRELESS TOWERS, INC, RECORDED IN VOLUME 1121, PAGE 438, OF SAID REAL PROPERTY RECORDS, AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 04 DEG 29' 42" W WITH THE EAST LINE OF SAID CALLED 5 000 ACRE TRACT 369 05 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAME AND AN INNER CORNER OF THIS TRACT,

THENCE: S 85 DEG 37' 55" W WITH THE NORTH LINE OF SAID CALLED 5 000 ACRE TRACT 509 90 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 0 791 ACRE TRACT AND A SOUTHWEST CORNER OF THIS TRACT,

THENCE. N 05 DEG 03' 37" E WITH THE EAST LINE OF SAID CALLED 0 791 ACRE TRACT 135.54 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 0 791 ACRE TRACT AND AN INNER CORNER OF THIS TRACT, FROM WHICH A 10" WOOD FENCE CORNER POST BEARS N 63 DEG 42' 10" W 0 96 FEET,

THENCE N 84 DEG 48' 19" W WITH THE NORTH LINE OF SAID CALLED 0 791 ACRE TRACT 221.91 FEET TO THE POINT OF BEGINNING, CONTAINING 21 373 ACRES OF LAND, MORE OR LESS

BEING THE SAME PROPERTY CONVEYED TO JAMES E STEWART BY DEED FROM EMMA JANE WILLIS THOMASON, A WIDOW RECORDED 12/21/1977 IN DEED BOOK 604 PAGE 840, IN THE REGISTER'S OFFICE OF CASS COUNTY, TEXAS

FOR INFORMATIONAL PURPOSES ONLY 1112 N LOUISE STREET, ATLANTA, TEXAS, 75551, APN# 10877-10510-00000-000000 & 10877-10510-00010-000000
The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured