

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: PROPERTY:

ALL THAT CERTAIN 5.72 ACRE TRACT OR PARCEL OF LAND BEING SITUATED IN THE DICKSON H. DYER SURVEY, ABSTRACT 256, IN CASS COUNTY, TEXAS, BEING A PART OF A 60-1/2 ACRE TRACT OUT OF THE NORTHEAST CORNER CONVEYED BY ESTALENA BISHOP ET AL TO JOHN R. CAVER BY DEED DATED DECEMBER 7, 1944, RECORDED IN VOLUME N-9, PAGE 250, AND A PART OF A 20 ACRE TRACT CONVEYED BY ERMON TAYLOR ET UX TO JOHN R. CAVER BY DEED DATED FEBRUARY 18, 1947, RECORDED IN VOLUME 240, PAGE 214 OF THE DEED RECORDS OF CASS COUNTY, TEXAS BEING ALL OF SAID TRACTS LYING NORTH OF COUNTY ROAD 1115, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT BEING 1304.00 FEET SOUTH 89 DEGREES 49 MINUTES 37 SECONDS EAST FROM THE NORTHWEST CORNER OF SAID 60-1/2 ACRE TRACT; SAID ROD BEING IN THE NORTH BOUNDARY OF COUNTY ROAD 1115; THENCE: SOUTH 89 DEGREES 49 MINUTES 37 SECONDS EAST 778.31 FEET WITH THE SOUTH LINE OF A 60 ACRE TRACT FORHWARD CARNEY TO A 3 INCH PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID CARNEY TRACT, BEING AN ANGLE POINT OF THIS TRACT, AND THE SOUTHWEST CORNER OF A TRACT FOR JIM LAWSON; THENCE: NORTH 88 DEGREES 47 MINUTES 16 SECONDS EAST 207.71 FEET WITH THE SOUTH LINE OF SAID LAWSON TRACT TO A 5/8 INCH ROD FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE: SOUTH 509.27 FEET WITH THE EAST LINE OF SAID 60-1/2 ACRE TRACT TO A 3/8 INCH IRON ROD SET IN SAID COUNTY ROAD 1115, BEING NEAR THE EAST BOUNDARY OF COUNTY ROAD 1112 FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE: NORTH 62 DEGREES 46 MINUTES 37 SECONDS WEST 1108.80 FEET WITH SAID COUNTY ROAD 1115 BEING (A DIAGONAL BOUNDARY OF A 134.69 ACRE TRACT FOR INTERNATIONAL PAPER, RECORDED IN VOLUME 492, PAGE 590 OF THE DEED RECORDS OF CASS COUNTY, TEXAS) TO THE POINT OF BEGINNING, AND CONTAINING 5.72 ACRES OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/23/2001 and recorded in Book 1132 Page 807 Document 008197 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: 03/03/2026

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 PATRICK V NEAL AND ANGELINA M NEAL, provides that it secures the payment of the indebtedness in the original principal amount of \$62,180.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X 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 U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X 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 Heather Soldo 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 2/5/26 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.

FILED FOR RECORD
2026 FEB -5 A 10:
AMY L. VARNELL
CASS COUNTY CLERK

