

FILED FOR
2026 MAR 12

AMY L. VALENTI
CASS COUNTY

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: LAND SITUATED IN THE COUNTY OF CASS IN THE STATE OF TEXAS.

ALL THAT CERTAIN 1.00 ACRE TRACT OF LAND IN THE EVAN WATSON SURVEY, A-1077, CASS COUNTY, TEXAS, BEING A PORTION OF A CALLED 50.0 ACRE TRACT OF LAND DESCRIBED IN VOLUME 952, PAGE 655, CASS COUNTY REAL PROPERTY RECORDS. SAID 1.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH RE-BAR WITH CAP, SET AT AN OLD JACKSTAFF WHERE THE EAST LINE OF THE WATSON SURVEY INTERSECTS OF NORTH RIGHT-OF-WAY OF FARM MARKET ROAD NO. 1399 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF FARM MARKET ROAD NO 1399, NORTH 70 DEGREES 21 MINUTES 23 SECONDS WEST (MAGNETIC BEARING SOURCE) 114.56 FEET TO A 1/2 INCH REBAR WITH CAP, SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 403.73 FEET TO A 1/2 INCH RE-BAR WITH CAP, SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 70 DEGREES 21 MINUTES 23 SECONDS EAST 114.56 FEET TO A 1/2 INCH RE-BAR WITH CAP, SET IN THE EAST LINE OF THE WATSON SURVEY FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SURVEY LINE 403.73 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.00 ACRES OF LAND, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/18/2014 and recorded in Document 2014005079 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: 04/07/2026

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 OTERIA MCDANIEL AND MALACHI MCDANIEL, provides that it secures the payment of the indebtedness in the original principal amount of \$94,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Mortgage Assets Management, LLC obtained a Order from the 5th District Court of Cass County on 02/21/2025 under Cause No. 24C066. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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.




Mackle Wolf Zientz & Mackie, 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.mwzmlaw.com/tx-investors
Certificate of Posting

I am _____ whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on _____ 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.