

# NOTICE OF TRUSTEE'S SALE

T.S. #: 042021-01228-10TX

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

## SALE INFORMATION:

Date: 3/1/2022  
Time of Sale: 10:00 AM  
Place: The north entrance of the Cass County Courthouse located on Houston Street, Loden, TX, or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner's Court

Pursuant to section 51.009 of the Texas Property Code, the property will be sold 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

## DEED OF TRUST INFORMATION:

Date: 4/30/2009  
Grantor(s): BONNIE DONELY GODWIN AKA BONNIE L GODWIN AKA BONNIE GODWIN and BILLY JOE GODWIN AKA BILLY J GODWIN  
Original Mortgagee: CITIFINANCIAL INC  
Current Mortgagee: U.S. Bank Trust, National Association, as Trustee of American Homeowner Preservation Trust Series AHP Servicing  
Original Principal Amount: \$18,762.76  
Recording Information: 5/5/2009, as Instrument No. 2009001902, in Book , Rerecorded on 05/21/2009 as Instrument No. 2009002124  
Property County: Cass  
Property Address: 1704 PINE VALLEY  
QUEEN CITY TX 75572  
Legal Description: All that certain 2 acre tract or parcel of land, more or less, lying and situated in E. R Patterson Survey, Abstract No. 854, in Cass County, Texas, out of the North portion of a 78.43 acre tract conveyed by Gerald A. Beaver et ux, to Virgil Kirkland by Deed dated March 10, 1978, and recorded in Volume 607, Page 584, of the Deed Records of Cass County, Texas, this tract being more particularly described as follows:  
Said tract of land herein conveyed is also known as Lot #2 of Subdivision known as Pine Wilderness Addition, Part 1, as surveyed by A.M. Benefield, Jr., in 1978.

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 lien securing the Property referenced above. AHP Servicing, LLC, as the Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AHP Servicing, LLC  
440 S Lasalle St, Suite 1110  
Chicago, IL 60605



**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.**

The undersigned agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre or Allan Johnston whose address is c/o America's Trustee Services, Coppell, Texas 75019 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

**TO OBTAIN THE LATEST SALE INFORMATION PLEASE CONTACT AGENCY SALES & POSTING LLC (ASAP) AT 714-730-2727 OR [SERVICELINKASAP.COM](http://SERVICELINKASAP.COM).**

America's Trustee Services, LLC



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Paige Bryant, Attorney



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Posted by Robert La Mont, February 07, 2022.