

**Notice of Trustee's Sale
and Appointment of Substitute Trustee**

FILED FOR RECORD
2022 FEB -9 PM 1:42

January 12, 2022

AMY L. VARHELL
CASS COUNTY CLERK

**Patricia Bridges and Charles Bridges
1601 Nelson
Linden, Tx 75563**

Deed of Trust ("Deed of Trust") Information:

Recorded On: **June 26, 2020**
Grantor: **Patricia Bridges and Charles Bridges**
Original Trustee: **Ryan Coggin**
Beneficiary: **CT310, LLC**
Recorded in: **Instrument Number 2020002886 of the real property records of Cass County, Texas**

Assignment of Mortgage/Deed to Secure Debt ("Assignment"):

Recorded on: **August 5, 2020**
Assignor: **CT310, LLC**
Assignee: **SPAZ Family Limited Partnership, LP**
Recorded in: **Instrument Number 2020002886 of the real property records of Cass County, Texas**
Assigns: **The Deed of Trust from CT310, LLC to SPAZ Family Limited Partnership, LP**

Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE TOWN OF LINDEN, CASS COUNTY, TEXAS, BEING PART OF LOT 5, BLOCK 3 OF THE NELSON ADDITION TO THE TOWN OF LINDEN, TEXAS, AS PER PLAT OF SAME OF RECORD IN VOLUME Y-6, PAGE 146 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT SOUTHWEST CORNER OF LOT 5, BLOCK 3 OF THE NELSON ADDITION OF THE TOWN OF LINDEN, TEXAS; THENCE: EAST 80 FEET; THENCE: NORTH 150 FEET; THENCE: WEST 80 FEET; THENCE: SOUTH 150 FEET TO A STAKE, TO THE PLACE OF BEGINNING

Property: 1601 Nelson, Linden, Cass County, Texas 75563
Substitute Trustee: Shawn Chastain
Substitute Trustee's Address: 1118 Richwood St., Longview, Gregg County, Texas 75604

Foreclosure Sale ("Foreclosure Sale") Information:

Date of Sale: **March 1, 2022**

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00am and not later than three hours thereafter.**

Place: The foreclosure sale will be conducted in the area designated by the Cass County Commissioners Court for sales of property under Tex. Prop. Code §51.002 in Cass County, Texas, or if no place is designated by the Commissioners Court, the sale will be conducted at the place whether the Notice of Trustee's Sale was posted.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that SPAZ Family Limited Partnership, LP bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the performance of the obligations of the Deed of Trust and such default has not been cured. Because of that default, SPAZ Family Limited Partnership, LP, the Beneficiary under said assigned Deed of Trust, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of SPAZ Family Limited Partnership, LP election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The Rilam Group, LP's rights and remedies under the Deed of Trust and Assignment and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date of Sale, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If SPAZ Family Limited Partnership, LP passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (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.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute 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.

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 BENEFICIARY.



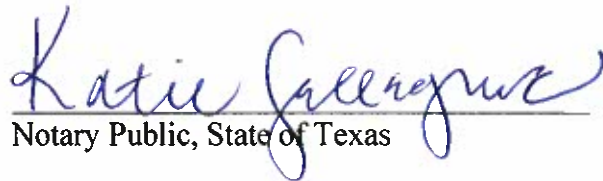
CT310, LLC - General Partner of SPAZ Family

Limited Partnership, LP
By: Crystal Brough

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned notary public, on this day personally appeared **Crystal Brough**, on behalf of CT310, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 14th day of January, 2022.


Notary Public, State of Texas