

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Cass County Texas Home Equity Security Instrument

Date of Security Instrument: September 6, 2012
Amount: \$25,001.00
Grantor(s): ALICE G WICKS AKA ALICE M WICKS, A MARRIED
WOMAN and HERSHEL LEE WICKS AKA HERSHEL LEE
WICKS, JR, A MARRIED MAN
Original Mortgagee: CAPITAL ONE, NATIONAL ASSOCIATION
Current Mortgagee: ARUNDINA, LLC
Original Trustee: SEAN FENNEMA
Mortgage Servicer and Address: Land Home Financial Services, Inc.
3611 S. Harbor Blvd. #100
Santa Ana, CA 92704
Recording Information: Recorded on 9/14/2012, as Instrument No. 2012004956 Cass
County, Texas
Legal Description: ALL THAT CERTAIN 1.5513 ACRE TRACT OF LAND
SITUATED IN THE H.S. PALMER SURVEY, ABST. NO.
843, IN CASS COUNTY AND MORE COMPLETELY
DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale: 1/4/2022
Earliest Time Sale Will Begin: 10:00 AM

FILED FOR RECORD
2021 DEC 13 PM 1:58
AMY L. VARNER
CASS COUNTY CLERK

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Cass** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an Final Judgment was entered on 8/20/2021, under Cause No. 19C474, in the 5th Judicial District Judicial District Court of Cass County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.



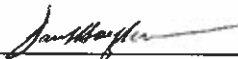
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The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 12/7/2021.

By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550


Posted by Robert La Mont, December 13, 2021

TS Number: 082305-TX

ALL THAT CERTAIN 1.5513 ACRE TRACT OF LAND SITUATED IN THE H.S.PALMER SURVEY, ABST. NO. 843, IN CASS COUNTY, BEING ALL THE SAME LAND CONVEYED FROM B.S. COX TO JAMES ROBERT COX BY WARRANTY DEED DATED MAY 22, 1956, AND RECORDED IN VOLUME 338, PAGE 171, OF THE DEED RECORDS OF CASS COUNTY, TEXAS, AND ALL OF THE SAME LAND CONVEYED FROM CAVER W. JOHNSON ET AL, TO JAMES R. COX BY WARRANTY DEED DATED APRIL 24, 1969, AND RECORDED IN VOLUME 394, PAGE 256, OF THE DEED RECORDS OF CASS COUNTY, TEXAS, SAID 1.5513 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF TEXAS FARM ROAD NO. 1154 AT ITS INTERSECTION WITH THE SOUTH LINE OF CASS COUNTY NO. 2126 FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTHEASTERLY WITH THE SAID WEST RIGHT-OF-WAY LINE AS FOLLOWS: S 04 DEG. 27 02" E 102.31, A 3/4" IRON ROD SET; AND S 08 DEG. 44 23" E 109.48 TO A 3/4" IRON ROD SET FOR THE SOUTHEAST CORNER OF THE SAID COX TO COX TRACT AND OF THIS TRACT; THENCE N 89 DEG. 32 42" W WITH THE SOUTH LINE OF BLOCK NO. 5 OF THE J.A.MCCASLAND ESTATE PARTITION, 338.09 TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE SAID JOHNSON TO COX TRACT AND OF THIS TRACT; THENCE N 01 DEG. 05 24" E WITH THE WEST LINE OF SAID JOHNSON TO COX TRACT, 210.00 TO A 3/4" IRON ROD SET IN THE SOUTH LINE OF SAID COUNTY ROAD FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S 89 DEG. 32 42" E WITH THE SAID SOUTH LINE, 309.52 TO THE POINT OF BEGINNING, CONTAINING 1.5513 ACRES OF LAND, MORE OR LESS.TAX ID: 10843-00050-00000-000000.

The Real Property or its address is commonly known as 1335 FM 1154, ATLANTA, TX 75551.