

FILED FOR RECORD  
2026 MAR 2 AS  
CASS COUNTY TEXAS  
AMY WARREN  
CLERK

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 30, 2009 and recorded under Clerk's File No. 2009004861, in the real property records of CASS County Texas, with Shawn David Williams, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Southwest Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Shawn David Williams, an unmarried man securing payment of the indebtedness in the original principal amount of \$54,241.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Shawn David Williams. Lakeview Loan Servicing LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: One Fountain Plaza, Buffalo, NY 14203.

#### Legal Description:

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JANE RICHIE SURVEY, ABSTRACT NO. 877, CASS COUNTY, TEXAS, AND BEING ALL OF TRACTS 1 AND 2 AS CONVEYED FROM CLARA JEANETTE P. HANES TO HERMAN TEMPLE, JR., BY WARRANTY DEED RECORDED IN FILE NO. 2008002934 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

### SALE INFORMATION

**Date of Sale: 05/05/2026**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: CASS County Courthouse, Texas at the following location: The North Entrance of the Cass County Courthouse located on Houston Street, Linden, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.**

**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.**

**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 Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Sharon Sharp, Christine Wheeless, Jabria Foy, Heather Golden, Kara Riley, Agency Sales and Posting, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

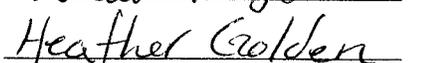
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on March 9, 2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by:

Printed Name:

C&M No. 44-26-00449

**EXHIBIT "A"**

All that certain tract or parcel of land being a part of the JANE RICHIE SURVEY, ABSTRACT NO. 877, Cass County, Texas, and being all of Tracts 1 and 2 as conveyed from Clara Jeanette P. Hanes to Herman Temple, Jr., by Warranty Deed recorded in File No. 2008002934 of the Official Public Records of Cass County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin set for corner on the East curb line of South William Street, being the Southwest corner of Tract 1 as conveyed to Herman Temple, Jr. and being the Northwest corner of a certain 0.30 acre tract of land conveyed to Philip Warren and wife, Lucille Warren by Warranty Deed recorded in Volume 853, Page 216 of the Real Property Records of Cass County, Texas;

THENCE: N 17°39'00" E, 62.00 feet with the West line of said Temple Tracts and the East curb line of South William Street to an "x" mark in a concrete driveway at the Northwest corner of Tract 2 as conveyed to Herman Temple, Jr. and the Southwest corner of a certain tract of land conveyed by David Lawson to Steve Tong by Warranty Deed recorded in File No. 2009002393 of the Official Public Records of Cass County, Texas;

THENCE: S 72°21'30" E, 133.00 feet with the North line of Tract 2 as conveyed to Herman Temple, Jr., same being the South line of said Tong tract of land to a 1/2" iron pin found for corner;

THENCE: S 17°39'00" W, 7.00 feet with the East line of said Tract 2 as conveyed to Herman Temple, Jr. to a 3/4" iron pin found for corner at the Southeast corner of same, said iron pin also being the Northeast corner of Tract 1 as conveyed to Herman Temple, Jr.;

THENCE: S 10°52'07" W, 55.39 feet with the East line of Tract 1 as conveyed to Herman Temple, Jr. to a 1/2" iron pin set for corner at the Southeast corner of same, said corner also being the most Northerly Northeast corner of said Warren tract of land;

THENCE: N 72°21'30" W, 139.54 feet with the South line of said Tract 1 as conveyed to Herman Temple, Jr. and the North line of said Warren tract of land to the Point of Beginning and containing 0.193 acres of land, more or less.