

FILED TO RECORD
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ROUTE 1 BOX 182-A
ATLANTA, TX 75551

AMY L. VARNELL
CASS COUNTY CLERK

0000009492430

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. Date, Time, and Place of Sale.

Date: August 02, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTHSIDE DOOR OF THE CASS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 24, 1994 and recorded in Document VOLUME 0959, PAGE 665 real property records of CASS County, Texas, with MARY HELEN COFFEY, grantor(s) and MUTUAL SAVINGS BANK, F.S.B, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARY HELEN COFFEY, securing the payment of the indebtednesses in the original principal amount of \$38,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL11 TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618



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 as attorney 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, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN 1.222 ACRE TRACT OF LAND IN THE D.M. DAVIDSON SURVEY, A-289, CITY OF QUEEN CITY, CASS COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2 IN THE VIRGIL KIRKLAND SUBDIVISION (UNRECORDED), SAID LOT 1 BEING ALL OF THE CALLED 0.885 ACRE TRACT OF LAND CONVEYED FROM VIRGIL KIRKLAND AND WIFE, RUBY KIRKLAND TO CHESLEY GREEN AND WIFE, REBA GREEN BY CORRECTION DEED DATED MAY 1, 1963 AND RECORDED IN VOLUME 442, PAGE 407 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, SAID LOT 2 BEING ALL OF THE CALLED 0.302 ACRE TRACT OF LAND CONVEYED FROM VIRGIL KIRKLAND TO CHESLEY GREEN AND WIFE, REBA GREEN BY WARRANTY DEED DATED JANUARY 26, 1966 AND RECORDED IN VOLUME 483, PAGE 522 OF THE DEED RECORDS OF CASA COUNTY, TEXAS, SAID 1.222 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON SET IN THE NORTHEAST RIGHT-OF-WAY OF F.M. HIGHWAY NO. 96 FOR THE SOUTH CORNER OF THE SAID CALLED 0.302 ACRE TRACT AND OF THIS TRACT, BEING 152.30 FEET NORTH 48 DEGREES 12' 00" EAST FROM THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HIGHWAY WITH THE CENTER OF CASS COUNTY ROAD NO. 3433, FROM SAID 5/8" IRON ROD A 3/4" IRON ROD BEARS NORTH 18 DEGREES 09' 27" EAST, 0.52 FEET;

THENCE: NORTHWESTERLY, 177.57 FEET WITH SAID NORTHEAST RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 532.96 FEET AND A LONG CHORD WHICH BEARS NORTH 41 DEGREES 59' 56" WEST, 176.75 FEET TO A 5/8" IRON ROD SET FOR THE WEST CORNER OF THE SAID CALLED 0.302 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID CALLED 0.885 ACRE TRACT;

THENCE: CONTINUING NORTHWESTERLY, 153.98 FEET WITH SAID NORTHEAST RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 532.96 FEET AND A LONG CHORD WHICH BEARS NORTH 24 DEGREES 10' 38" WEST, 153.45 FEET TO A 5/8" IRON ROD SET FOR A RIGHT-OF-WAY MARKER;

THENCE: NORTH 15 DEGREES 54' 00" WEST WITH SAID NORTHEAST RIGHT-OF-WAY LINE, 30.76 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THE SAID CALLED 0.885-ACRE TRACT AND OF THIS TRACT, FROM WHICH A 3/4" IRON ROD BEARS SOUTH 89 DEGREES 11' 02" EAST, 0.60 FEET;

THENCE: SOUTH 89 DEGREES 30' 08" EAST WITH THE NORTH LINE OF SAID CALLED 0.885 ACRE TRACT, 292.46 FEET TO A 3/4" IRON ROD FOUND FOR ITS NORTHEAST CORNER AND OF THIS TRACT:

THENCE: SOUTH 00 DEGREES 44' 37" WEST WITH THE EAST LINE OF SAID CALLED 0.885 ACRE TRACT, 125.94 FEET TO A 1" IRON PIPE FOUND FOR ITS SOUTHEAST CORNER AND THE EASTERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE: SOUTH 79 DEGREES 46' 06" WEST WITH THE SOUTH LINE OF THE SAID CALLED 0.885-ACRE TRACT, 48.02 FEET TO A 3/4" IRON ROD FOUND FOR THE EAST CORNER OF SAID CALLED 0.302-ACRE TRACT AND AN ELL CORNER OF THIS TRACT;

THENCE: SOUTH 18 DEGREES 09' 27" WEST WITH THE SOUTHEAST LINE OF SAID CALLED 0.302 ACRE TRACT, 170.81 FEET TO THE POINT OF BEGINNING, CONTAINING 1.222 ACRES OF LAND, MORE OR LESS.