

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JANE RICHIE SURVEY, ABSTRACT NO. 877, CASS COUNTY, TEXAS, AND BEING THE SAME PROPERTY AS CONVEYED TO MARK DAVID STRINGER AND HOLLI ANN STRINGER BY TEXAS GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 2014002022 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:

COMMENCING AT A 1/2 INCH IRON PIN FOUND FOR CORNER AT THE NORTHWEST CORNER OF THAT CERTAIN 0.02 ACRE TRACT OF LAND AS CONVEYED TO SY Y. GUTHRIE, IV, BY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2013002384 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF A CERTAIN 0.02 ACRE TRACT OF AND AS CONVEYED TO SY Y. GUTHRIE, IV, BY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2012000605 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS;

THENCE: SOUTH 89 DEGREES 01 MINUTES 25 SECONDS EAST, 10.00 FEET WITH THE DIVIDING LINE BETWEEN SAID 0.02 ACRE GUTHRIE TRACTS TO A 1/2 INCH IRON PIN FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID STRINGER TRACT AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 89 DEGREES 01 MINUTES 25 SECONDS EAST, PASSING A 1/2 INCH IRON PIN 0.47 FEET NORTH OF LINE AT 5.88 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 108.95 FEET WITH THE NORTH LINE OF SAID STRINGER TRACT, SAME BEING THE SOUTH LINE OF A CERTAIN TRACT OF LAND AS CONVEYED TO LUANA PHILLIPS BY DEED RECORDED IN VOLUME 1063, PAGE 856 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS. TO A 1/2 INCH IRON PIN FOUND FOR CORNER ON THE WEST LINE OF A STREET KNOWN AS SHEILA LANE, SAID CORNER BEING THE NORTHEAST CORNER OF SAID STRINGER TRACT;

THENCE: SOUTH 01 DEGREES 20 MINUTES 00 SECONDS WEST, 97.74 FEET ALONG THE EAST LINE OF SAID STRINGER TRACT AND THE WEST LINE OF SHEILA LANE TO A 1/2 INCH IRON PIN FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID STRINGER TRACT, SAME BEING THE NORTHEAST CORNER OF A CERTAIN 0.25 ACRE TRACT OF LAND AS CONVEYED TO PAUL W. ROBERTS AND WIFE, BILLIE D. ROBERTS, BY WARRANTY DEED RECORDED IN VOLUME 950, PAGE 670 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS;

THENCE: NORTH 89 DEGREES 01 MINUTES 10 SECONDS WEST, 107.08 FEET WITH THE SOUTH LINE OF SAID STRINGER TRACT AND THE NORTH LINE OF SAID ROBERTS TRACT TO A 1/2 INCH IRON PIN FOUND FOR CORNER, THE SAID CORNER BEING REFERENCED BY A 1/2 INCH IRON PIN FOUND ON LINE AT A POINT SOUTH 89 DEGREES 01 MINUTES 10 SECONDS EAST, 5.72 FEET FROM SAID CORNER, AND BEING THE SOUTHWEST CORNER OF SAID STRINGER TRACT AND LOCATED ON THE NORTH LINE OF SAID ROBERTS TRACT;

THENCE: NORTH 00 DEGREES 14 MINUTES 10 SECONDS EAST, 97.74 FEET WITH THE WEST LINE OF SAID STRINGER TRACT AND THE WEST LINE OF SAID 0.02 ACRE GUTHRIE TRACT RECORDED AS INSTRUMENT NO. 2013002384 OF THE OFFICIAL PUBLIC RECORDS TO THE POINT OF BEGINNING AND CONTAINING 0.242 ACRE OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/14/2021 and recorded in Document 2021001755 real property records of Cass County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 08/01/2023

Time: 10:00 AM

Place: Cass County, Texas at the following location: AT THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. Obligations Secured. The Deed of Trust executed by RHONDA J PRYOR, provides that it secures the payment of the indebtedness in the original principal amount of \$129,609.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REGIONS BANK DBA REGIONS MORTGAGE is the current mortgagee of the note and deed of trust and REGIONS MORTGAGE is mortgage servicer. A servicing agreement between the mortgagee, whose address is REGIONS BANK DBA REGIONS MORTGAGE c/o REGIONS MORTGAGE, 6200 Poplar Avenue, Memphis, TN 38119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

FILED FOR RECORD
2023 JUN 22 A 11:28
AMY L. VARNELL
CASS COUNTY CLERK





Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Robert LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on June 22, 2023 I filed this Notice of Foreclosure Sale at the office of the Cass County Clerk and caused it to be posted at the location directed by the Cass County Commissioners Court.



Robert LaMont, June 22, 2023