

FILED FOR RECORD

2020 NOV -6 PM 1:12

AMY L. VARNELL  
CASS COUNTY CLERK

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174 COUNTY RD 4789  
ATLANTA, TX 75551

**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: December 01, 2020

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 August 22, 2003 and recorded in Document VOLUME 1206, PAGE 709 real property records of CASS County, Texas. with ANGELA R. MCCREERY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ANGELA R. MCCREERY, securing the payment of the indebtednesses in the original principal amount of \$60,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



**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 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11/06/2020 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: Kevin McCarthy

Date: 11/06/2020

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CASS

**EXHIBIT "A"**

ALL THAT CERTAIN 0.439 ACRE TRACT OF LAND, MORE OR LESS, LOCATED IN THE JAMES STONEHAM SURVEY, A-946 IN CASS COUNTY, TEXAS, BEING ALL OF LOT 6 OF THE SPRING VALLEY ESTATES AS SHOWN ON THE REVISED PLAT, RECORDED IN VOLUME 4, PAGES 27 AND 28 OF THE PLAT RECORDS OF CASS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED FROM WILLIAM G. THOMPSON TO ANGELA R. MCCREERY BY WARRANTY DEED DATED OCTOBER 11, 2000 AND RECORDED IN VOLUME 1119, PAGE 697 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS.