

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.

AMY L. VARNELL
CASS COUNTY CLERK

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF CASS

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KNOW ALL MEN BY THESE PRESENTS:

Note: Sale Contract dated December 14, 2012 executed and delivered by Lenzell Willis to Green Tree Servicing LLC

Security Instrument: Purchase Money Deed of Trust, dated December 14, 2012, executed and delivered by Lenzell Willis to Green Tree Servicing LLC, to secure payment of that certain Sale Contract, recorded on January 14, 2013, as Document No. 2013000169, in Cass County, Texas.

Original Creditor: Green Tree Servicing LLC

Current Holder: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union Bank as Trustee, for Mid-State Trust XI

Current Owner: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union Bank as Trustee, for Mid-State Trust XI

Mortgage Servicer: New Rez LLC d/b/a Shellpoint Mortgage Servicing ("Servicer"), 75 Beattie Pl. #300, Greenville, SC 29601

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, JAMEY PARSONS, RENEE MCCOART, CHRISTY SMITH, ED HENDERSON, ROCKY THOMASSON, MARLEY ROSS, LAURIE BLACKWELL, KEN AUTREY

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.

9065 JOLLYVILLE, SUITE 203A, AUSTIN, TX 78759

AND
ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD,
SERVICE LINK, 3220 EL CAMINO REAL, IRVINE, CA 92602

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or

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AMY L. VARNELL
CASS COUNTY CLERK
2020 JUN 14 PM 1:42
FILED FOR RECORD

bidders, for cash.

AND
ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD,
SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS,
AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER,
PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA
KAMIN, LISA BRUNO, RONDA TYLER
AUCTION.COM, 1 MAUCHLY, IRVINE, CA 92618

AND
ROBERT LAMONT, SHARON ST. PIERRE, SHERYL LAMONT,
DAVID SIMS, ALLAN JOHNSTON OR RONNIE HUBBARD
XOME, 750 TX-121, SUITE 100, LEWISVILLE, TX 75067

AND
T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M.
SANTOYO
5420 LBJ FREEWAY, SUITE 220, DALLAS, TX 75225

Property to be sold: 381 County Rd 3331, Atlanta, TX 75551, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: Tuesday, August 4, 2020.

Time of Sale: TOT: The sale will begin no earlier than 1:00 PM and no later than three (3) hours thereafter.

Location of Sale: At the County Courthouse in Cass County, Texas, at the North door of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Cass County, 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: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record

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affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary 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 Purchase Money Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

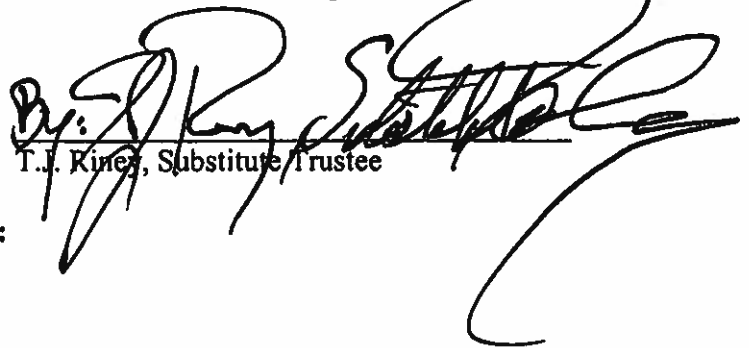
Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Lenzell Willis.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Lenzell Willis and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: June 18, 2020.


T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

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EXHIBIT "A"

All that certain 1.98 acre tract of parcel of land situated in the Horatic Cunningham Survey, Abstract 168, Cass County, Texas, being a part of the old A.J. Kaleski tract of land described in a Deed of Trust from W.M. Kennedy to F.P. Ellis, Trustee, recorded in Volume 104, Page 125, of the Deed of Trust Records of Cass County, Texas, said tract also known as the W.M. Kennedy 63.60 acre tract of land, the 1.98 acre tract being also the same property as described in Volume 649, Page 495, and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set in the South line of County Road No. 3331, and being 40 ft. in width, generally running East and West through said original 63.60 acre tract of land, said POINT OF BEGINNING, being 646.10 feet East from the East boundary of County Road 3333, also being 106.89 feet West from the Northwest corner of a 2.00 acre tract heretofore conveyed by W.M. Kennedy to James Earl Brown, and being the Northwest corner of a 1.422 acre tract to James Earl Brown recorded in Volume 656, Page 572;

THENCE South 00° 01' 55" W 578.24 feet with the West line of said Brown tract to a 5/8 inch iron rod found for the Southeast corner of this tract;

THENCE N 88° 30' 25" W 149.87 feet to a 5/8 inch iron rod found for the Southwest corner of this tract, and being the Southeast corner of a tract for Roberta Martin, recorded in Volume 613, Page 531;

THENCE North 00° 00' 51" E 574.34 feet with the East line of said Martin tract to a 3/4 inch iron rod found for the Northwest corner of this tract, said rod being 496.1 feet East from the East boundary line of County Road 3333;

THENCE East 150.00 feet with the South boundary line of County Road 3331 to the POINT OF BEGINNING, and containing 1.98 acre of land, more or less.

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