

2020 OCT -1 PM 2: 22

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: TRACT NO. 1: ALL THAT CERTAIN 0.34 ACRE TRACT OF LAND IN THE CITY OF HUGHES SPRINGS, THOMAS TOBY SURVEY, ABSTRACT 1194, CASS COUNTY, TEXAS. BEING A PORTION OF THE LAND DESCRIBED IN VOLUME 361, PAGE 163, CASS COUNTY DEED RECORDS. SAID 0.34 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT: A 1/2 INCH RE-BAR WITH CAP SET ON THE EAST LINE OF A CALLED 1.50 ACRE TRACT, DESCRIBED IN VOLUME K-8, PAGE 569, AND THE WEST LINE OF THE SAID TRACT DESCRIBED IN VOLUME 361, PAGE 163, FOR THE SOUTHWEST CORNER OF THIS TRACT, A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID TRACT DESCRIBED IN VOLUME 361, PAGE 163, AND THE NORTHWEST CORNER OF A TRACT DESCRIBED IN VOLUME H-8, PAGE 515, LIES SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 115.70 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, (RECORD BEARING SOURCE: DEED RECORDED IN VOLUME 361, PAGE 163, CASS COUNTY DEED RECORDS) ALONG THE EAST LINE OF THE SAID CALLED 1.50 ACRE TRACT AND THE WEST LINE OF THE SAID TRACT DESCRIBED IN VOLUME 361, PAGE 163, 132.94 FEET TO A 1/2 INCH RE-BAR WITH CAP SET ON THE SOUTH MARGIN OF SCHOOL DRIVE FOR THE NORTHEAST CORNER OF THE SAID CALLED 1.50 ACRE TRACT, THE NORTHWEST CORNER OF THE SAID TRACT DESCRIBED IN VOLUME 361, PAGE 163, AND THE NORTHWEST CORNER OF THIS TRACT; THENCE: SOUTH 89 DEGREES 14 MINUTES 55 SECONDS EAST ALONG THE SOUTH MARGIN OF THE SAID SCHOOL DRIVE AND THE NORTH LINE OF THE SAID TRACT DESCRIBED IN VOLUME 361, PAGE 163, 110.00 FEET (DEED CALL) TO A 1/2 INCH RE-BAR WITH CAP SET FOR THE NORTHWEST CORNER OF A CALLED 1.25 ACRE TRACT DESCRIBED IN VOLUME M-5, PAGE 414, THE NORTHEAST CORNER OF THE SAID TRACT DESCRIBED IN VOLUME 361, PAGE 163, AND THE NORTHEAST CORNER OF THIS TRACT; THENCE: SOUTH 01 DEGREES 53 MINUTES 07 SECONDS EAST, ALONG THE WEST LINE OF THE SAID CALLED 1.25 ACRE TRACT AND THE EAST LINE OF THE SAID TRACT DESCRIBED IN VOLUME 361, PAGE 163, 133.07 FEET TO A 1/2 INCH RE-BAR WITH CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE: NORTH 89 DEGREES 14 MINUTES 55 SECONDS WEST, 114.38 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.34 ACRES OF LAND, MORE OR LESS. TRACT NO. 2: ALL THAT CERTAIN 1.42 ACRE TRACT OF LAND IN THE CITY OF HUGHES SPRINGS. THOMAS TOBY SURVEY, ABSTRACT 1188, CASS COUNTY, TEXAS. BEING ALL OF THE LAND DESCRIBED IN VOLUME 1031, PAGE 113, VOLUME 252, PAGE 233, VOLUME X-9, PAGE 570, VOLUME H-8, PAGE 515, AND A PORTION OF VOLUME 361, PAGE 163, CASS COUNTY DEED RECORDS. SAID 1.42 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT: A 1/2 INCH RE-BAR WITH CAP SET ON THE NORTH MARGIN OF TEXAS STATE HIGHWAY NO. 11 FOR THE SOUTHWEST CORNER OF A CALLED 1.50 ACRE TRACT DESCRIBED IN VOLUME K-8, PAGE 569, THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN H-8, PAGE 515, AND THE SOUTHWEST CORNER OF THIS TRACT. A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID CALLED 1.50 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN VOLUME 785, PAGE 13, LIES NORTH 89 DEGREES 30 MINUTES 35 SECONDS WEST, 84.00 FEET (DEED CALL); THENCE: NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, (RECORD BEARING SOURCE: DEED RECORDED IN VOLUME H-8, PAGE 515, CASS COUNTY DEED RECORDS) ALONG THE EAST LINE OF THE SAID CALLED 1.50 ACRE TRACT AND THE WEST LINE OF THE SAID TRACT DESCRIBED IN VOLUME H-8, PAGE 515, PASSING A 1 INCH IRON PIPE FOUND FOR THE NORTH WEST CORNER OF THE SAID TRACT DESCRIBED IN VOLUME H-8, PAGE 515, AND THE SOUTH WEST CORNER OF A TRACT DESCRIBED IN VOLUME 361, PAGE 163, AT 245.01 FEET AND CONTINUING IN ALL 360.71 FEET TO A 1/2 INCH RE-BAR WITH CAP SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE: SOUTH 89 DEGREES 14 MINUTES 55 SECONDS EAST, 114.38 FEET TO A 1/2 INCH RE-BAR WITH CAP SET ON THE WEST LINE OF A CALLED 1.25 ACRE TRACT DESCRIBED IN VOLUME M-5, PAGE 414, AND THE EAST LINE OF THE SAID TRACT DESCRIBED IN VOLUME 361, PAGE 163, FOR THE MOST NORTHERN NORTHEAST CORNER OF THIS TRACT; THENCE: SOUTH 01 DEGREES 53 MINUTES 07 SECONDS EAST, ALONG THE WEST LINE OF THE SAID CALLED 1.25 ACRE TRACT AND THE EAST LINE OF THE SAID TRACT DESCRIBED IN VOLUME 361, PAGE 163, 127.42 FEET TO A 1/2 INCH RE-BAR FOUND FOR THE SOUTHWEST CORNER OF THE SAID CALLED 1.25 ACRE TRACT AND AN ELL CORNER OF THIS TRACT; THENCE: SOUTH 89 DEGREES 21 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF THE SAID CALLED 1.25 ACRE TRACT, 31.43 FEET TO A 1 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF A TRACT DESCRIBED IN VOLUME 252, PAGE 372, AND THE MOST EASTERN NORTHEAST CORNER OF THIS TRACT; THENCE: SOUTH 02 DEGREES 58 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF THE SAID TRACT DESCRIBED IN VOLUME 252, PAGE 372, 99.95 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID TRACT DESCRIBED IN VOLUME 252, PAGE 372, AND AN ELL CORNER OF THIS TRACT; THENCE: SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF THE SAID TRACT DESCRIBED IN VOLUME 252, PAGE 372, 86.01 FEET, TO A 1/2 INCH RE-BAR WITH CAP SET FOR THE NORTHWEST CORNER OF A CALLED 7500 SQUARE FEET TRACT DESCRIBED IN VOLUME 356, PAGE 128, AND THE MOST EASTERN SOUTHWEST CORNER OF THIS TRACT; THENCE: SOUTH 02 DEGREES 40 MINUTES 59 SECONDS WEST, ALONG THE WEST LINE OF THE SAID CALLED 7500 SQUARE FEET TRACT, 133.86 FEET TO A 1/2 INCH RE-BAR WITH CAP SET ON THE NORTH MARGIN OF THE SAID TEXAS STATE HIGHWAY NO. 11 FOR THE SOUTHWEST CORNER OF THE SAID CALLED 7500 SQUARE FEET TRACT AND THE MOST SOUTHERN SOUTHWEST CORNER OF THIS TRACT; THENCE: NORTH 89 DEGREES 30 MINUTES 35 SECONDS WEST, ALONG THE NORTH MARGIN OF THE SAID STATE HIGHWAY, 234.94 FEET TO THE PLACE OF BEGINNING CONTAINING 1.42 ACRES OF LAND, MORE OR LESS. APN: 11194-00680-00000.000000

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/28/2007 and recorded in Document 2008000437 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: 11/03/2020

Time: 10:00 AM

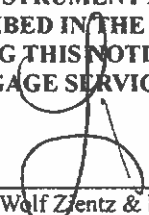
Place: Cass County, Texas at the following location: AT THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 NORMA L. CAMPBELL AND WALTER H. CAMPBELL, provides that it secures the payment of the indebtedness in the original principal amount of \$225,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 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.


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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

THIS FORECLOSURE SALE IS BEING CONDUCTED UNDER THE EXCEPTION REFERENCED IN GOVERNOR ABBOTT'S EXECUTIVE ORDER GA-28(1)(A)

Certificate of Posting

I am _____ 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 _____ 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.



Posted by Robert LaMout 10.01.2020