

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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 SERVICE**

FILED FOR RECORD
NOV 15 P 2:41
AMY L. VARNELL
CASS COUNTY CLERK

Cass County Texas Home Equity Security Instrument

Date of Security Instrument: February 6, 2008
Amount: \$83,779.30
Grantor(s): MARGARET HOGAN LAW, A SINGLE WOMAN, ROY D CHISM, A SINGLE MAN
Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: REVOLVE CAPITAL GROUP, LLC
Original Trustee: M WILLIAMS
Mortgage Servicer and Address: REVOLVE CAPITAL GROUP, LLC
2601 Main St Suite 950
Irvine CA 92614
Recording Information: Recorded on 2/11/2008, as Instrument No. 2008000776 Cass County, Texas
Legal Description: ALL THAT CERTAIN 0.27 ACRE TRACT OF LAND IN THE JANE RICHIE SURVEY, ABSTRACT 877, CITY OF ATLANTA, CASS COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale: 12/7/2021
Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Cass County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an Final Judgment was entered on 8/20/2021, under Cause No. 20C121, in the 5th Judicial District Judicial District Court of Cass County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.




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The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 11/2/2021.

By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550



Posted by Robert La Mont, November 15, 2021.

Exhibit "A"

All that certain 0.27 acre tract of land in the Jane Richie Survey, Abstract 877, City of Atlanta, Cass County, Texas, being all of Lot No Four (4) of the Howe's Addition as shown on a plat of same as shown in Volume 1, Page 5, Cass County Plat Records:

BEGINNING at a 5/8 inch iron rod found in the North line of Main Street for the Southwest corner of said 0.27 acre tract, rod being the Southwest corner of Lot No Four (4) and the Southeast corner of Lot No Five (5);

THENCE along the West line of Lot No Four (4), N 04° 30' E (record bearing source, Volume 1, Page 5, Plat Records), 170.16 ft to a 1/2 inch re-bar set for the Northwest corner, a 5/8 inch iron rod found for the Southwest corner of Lot No 1 bears N 84° 18' 36" W, 47.24 ft;

THENCE S 84° 18' 36" E, 75.63 ft to a 3/8 inch re-bar found in the West line of Polk Street for the Northeast corner;

THENCE along the West line of Polk Street, S 04° 30' 00" W, 144.32 ft to a 1/2 inch re-bar set in the North line of Main Street (formerly U.S. Hwy. No. 59) for the Southeast corner;

THENCE along the North line of Main Street being a curve to the left having a radius of 1482.39 ft and an arc length of 79.42 ft, a chord of S 76° 42' 21" W, 79.41 ft to the Place of Beginning containing 0.27 acres of land, more or less.