

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.

5965-281

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD

1 THE PROPERTY TO BE SOLD
COMMONLY KNOWN AS

510 ARKANSAS, LINDEN, TEXAS 75633

LEGAL DESCRIPTION

2021 AUG 12 10 40 AM
AMY L. VARNELL
CASS COUNTY CLERK
SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON
RECORDED IN REAL PROPERTY RECORDS OF
CASS COUNTY

RECORDED ON
SEPTEMBER 26, 2007
UNDER DOCUMENT#
2007005107

3 THE SALE IS SCHEDULED TO BE HELD
PLACE

THE NORTH ENTRANCE OF THE NORTH BUILDING OF THE
CASS COUNTY LAW ENFORCEMENT AND JUSTICE CENTER
FACILITY LOCATED AT 604 HIGHWAY 8 NORTH, LINDEN,
TX OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE

DATE
OCTOBER 5, 2021
TIME
10:00 AM - 1:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by HOMER O. SMITH and ELIZABETH A. SMITH, provides that it secures the payment of the indebtedness in the original principal amount of \$109,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

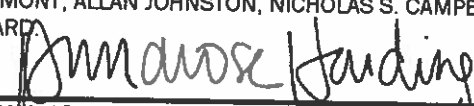
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, and/or BRANCH M. SHEPPARD

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

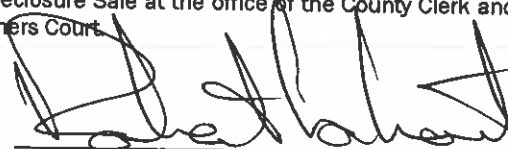

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED August 12, 2021

NAME Robert La Mont


TRUSTEE

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5965-281

**EXHIBIT A - LEGAL DESCRIPTION
510 Arkansas, Linden, Texas 75563**

ALL THAT CERTAIN .86 ACRE BEING ALL OF LOTS 4 AND 5 BLOCK B, UNIT N 3, HICKORY HEIGHTS ADDITION, AN UNRECORDED SUBDIVISION, IN THE JAMES CLARK SURVEY, ABSTRACT N 172, CITY OF LINDEN, CASS COUNTY, TEXAS AND BEING ALL THE SAME PROPERTY CONVEYED TO HOMER O. SMITH IN VOLUME 1027, PAGE 614, REAL PROPERTY RECORDS AND THE .86 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT: ½ INCH REBAR FOUND IN THE SOUTH MARGIN ARKANSAS STREET AT THE NORTHEAST CORNER WAYNE AND RELDA MCMILLION LOT 3 (932/267) AND NORTHWEST CORNER SMITH LOT 4 FOR NORTHWEST CORNER;

THENCE: S 49°59'00" E (RECORD BEARING), 250.02 FEET WITH SOUTH MARGIN ARKANSAS STREET TO ½ INCH REBAR FOUND AT NORTHEAST CORNER SMITH LOT 5 AND NORTHWEST CORNER FRANK AND JUDY LANIER LOT 6 (938/237) FOR NORTHEAST CORNER;

THENCE: S 40°01'16" W, 149.76 FEET WITH WEST BOUNDARY LANIER LOT 6 AND EAST BOUNDARY SMITH LOT 5 TO ½ INCH REBAR FOUND IN SOUTH BOUNDARY UNLIT N? 3 AND NORTH BOUNDARY BLOCK 6. UNIT N 5 AT SOUTHEAST CORNER SMITH LOT 5 AND SOUTHWEST CORNER LANIER LOT 6 AND NORTHEAST CORNER BARBARA ALEXANDER LOT 11 (1179/347) AND NORTHWEST CORNER MORRIS C. HAMILTON LOT 12 (620/364) FOR SOUTHEAST CORNER;

THENCE: N 49°59'29" W, 250.01 FEET WITH SOUTH BOUNDARY SMITH LOTS 4 AND 5 AND NORTH BOUNDARY ALEXANDER LOT 11 AND RUBY DOWD LOT 10(775/304) TO 5/8 REBAR FOUND AT SOUTHEAST CORNER MCMILLION LOT 3 AND SMITH LOT 4 AND NORTHWEST CORNER DOWD LOT 10 AND LONNIE D. BURSON LOT 9 (611/770) FOR SOUTHWEST CORNER;

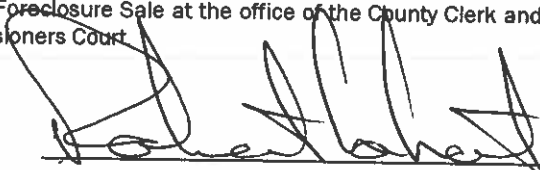
THENCE: N 40°01'06" E, 149.79 FEET WITH WEST BOUNDARY SMITH LOT 4 AND MCMILLION LOT 3 TO THE PLACE OF BEGINNING AND CONTAINING 0.86 ACRE, MORE OR LESS AS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND WITHIN THE CUSTOMARY LIMITS OF ACCURACY THIS THE 17TH DAY OF SEPTEMBER, 2007 BY A. S. HARRIS, JR. R.P.L.S..N 4628.

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court

POSTED August 12, 2021

NAME Robert La Mont



TRUSTEE