

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**CASS County**

**Deed of Trust Dated:** July 18, 2014

**Amount:** \$104,500.00

**Grantor(s):** DAVID ANTHONY

**Original Mortgagee:** NTFN, INC. DBA PREMIER NATIONWIDE LENDING

**Current Mortgagee:** SPECIALIZED LOAN SERVICING LLC

**Mortgagee Address:** SPECIALIZED LOAN SERVICING LLC, 6200 S. QUEBEC STREET, SUITE 300, GREENWOOD VILLAGE, CO 80111

**Recording Information:** Document No. 2014003683

**Legal Description:** SEE EXHIBIT A

**Date of Sale:** October 4, 2022 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the CASS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure 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.

ROBERT LAMONT OR DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, PATRICK ZWIERS, ALLAN JOHNSTON, RAMIRO CUEVAS, RONNIE HUBBARD, SHAWN SCHILLER, JONATHAN HARRISON OR AURORA CAMPOS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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 stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

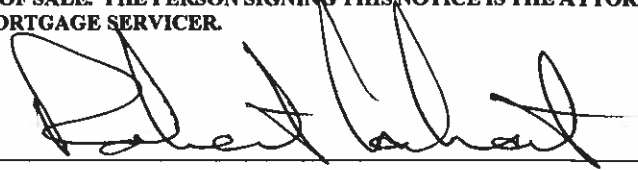
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-000872



Printed Name: Robert La Mont, September 01, 2022

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

AMY L. VARNELL  
CASS COUNTY CLERK

2022 SEP - 1 PM 1:51

FILED FOR RECORD

EXHIBIT "A"

All that certain 411 Acre tract of land in the R. Correll Survey, A-23 and the Wm. Russell Survey, A-409 in Cass Co., TX. being all of Tract Nos. 1, 2 and 3 as conveyed to Deborah S. Dugas et al. by Warranty Deed recorded in File 200803453 of the Official Public Records of Cass Co., TX, said 411 Acre tract of land is more particularly described by words and bounds as follows:

BEGINS at a 1/2" Iron Pipe Stake in the Northeast Eas of Sec. 109, Twp. 49 N to the South corner of a 39.73 Acre tract of land conveyed to Arroyo Timber LLC by Warranty Deed recorded in File 200803727, the West corner of Tract No. 1 and of this described tract;

THENCE: S 41°00'00" E (Showing State GPS Data), 417.50' along a line and generally along a line to a 1/2" Iron Pipe Stake at a Stone corner set for an Interior corner of said 39.73 Acre tract, the North corner of Tract No. 3 and of this described tract;

THENCE: S 41°30'30" E, crossing the East line of said Correll Survey, the upper West Eas of said Russell Survey, at 190' pass an old corner of said 39.73 Acre tract, the West corner of Tract 1, a 29 Acre tract of land conveyed to Richard D. Adams et al. by Warranty Deed recorded in Vol. 563, Pg. 123, containing along the same course a total distance of 618.00' generally along a line to a 1/2" Iron Pipe Stake at the South corner of a 2 Acre tract of land conveyed to Mary C. Adams by Warranty Deed recorded in File 200803111, the East corner of Tract No. 1 and of this described tract, from which a Stone corner post bears S 49°42' W, 8.5';

THENCE: S 45°03'17" W, crossing said upper West Eas and said East line, containing along the same course a total distance of 618.00' generally along a line to a 1/2" Iron Pipe Stake at the West corner of said 2 Acre tract of land, the South corner of Tract No. 1 and of this described tract;

THENCE: N 41°39' 0" W, 418.01' along contour and catchline lines to the Point of Beginning, containing 4.011 Acres of land, more or less, of which 2.689 Acres, more or less, are in the Correll Survey and 1.318 Acres, more or less, are in the Russell Survey.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Jessie Mitchell*  
July 18, 2015 02:00:00 PM 21403883  
CER: 687 00  
Annette Stinson, County Clerk  
Cass County, TEXAS

DASR