

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.**

**1. Date, Time, and Place of Sale.**

Date: June 06, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTHSIDE DOOR OF THE CASS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 29, 2017 and recorded in Document CLERK'S FILE NO. 2017003821 real property records of CASS County, Texas, with JOHN W OWENS AND K' LYNE C OWENS HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN W OWENS AND K' LYNE C OWENS HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$210,107.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FLAGSTAR BANK, NA, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, NA  
5151 CORPORATE DRIVE  
TROY, MI 48098

CASS COUNTY CLERK  
AMY L. VARNELL

2023 MAR 16 PM 2:30

FILED FOR RECORD



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

ALL THAT CERTAIN 3.39 ACRE TRACT OF LAND, (AS SHOWN ON JOB. NO. GR12-109C, BY RANDY BOYD GRUBBS, R.P.L.S. NO. 5153), SITUATED IN THE J.T. MOORE SURVEY, A-775, CASS COUNTY, TEXAS, BEING A PART OF A CALLED 11.063 ACRE TRACT DESCRIBED IN VOL. 654, PG. 121, DEED RECORDS OF CASS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: EAST LINE OF 654/121)

BEGINNING AT: A 5/8" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF TEXAS FARM ROAD NO. 251 FOR THE NORTHEAST CORNER OF THIS TRACT AND THE CALLED 11.063 ACRE TRACT IN 654/121, ALSO THE NORTHWEST CORNER OF A CALLED 2.274 ACRE TRACT IN 655/407;

THENCE: S 24° 31' 24" W, (BEARING BASIS) 392.71 FEET WITH COMMON BOUNDARY OF 654/121 AND 655/407 TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND 654/121, SOUTHWEST CORNER OF 655/407;

THENCE: N 87° 45' 47" W, 314.27 FEET WITH THE SOUTH LINE OF 654/121 TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT, A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF 654/121 BEARS N 87° 45' 47" W, 313.43 FEET;

THENCE: N 24° 31' 24" E, 614.56 FEET WITH A NEW LINE TO A 1/2" IRON ROD SET IN THE SOUTH RIGHT-OF-WAY LINE OF TEXAS FARM ROAD NO. 251 FOR THE NORTHWEST CORNER OF THIS TRACT, A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 3.00 ACRE TRACT IN 1041/570 BEARS N 51° 22' 48" W, 190.71 FEET;

THENCE: S 51° 22' 48" E, 67.98 FEET SAID SOUTH RIGHT-OF-WAY LINE TO 5/8" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT AND 654/121;

THENCE: S 44° 31' 18" E, 240.79 FEET WITH SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 3.39 ACRES OF LAND, MORE OR LESS.