

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:  
  
See Exhibit "A"

Security Instrument: Deed of Trust dated June 12, 2022 and recorded on June 21, 2022 at Instrument Number 2022003326 in the real property records of CASS County, Texas, which contains a power of sale.

Sale Information: May 7, 2024, at 10:00 AM, or not later than three hours thereafter, at the North Entrance of the Cass County Courthouse located on Houston Street, Linden, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by STEPHEN D YOUNG AND FALON LEE JONES secures the repayment of a Note dated June 12, 2022 in the amount of \$316,167.00. GUARANTEED RATE, INC., whose address is c/o ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and ServiceMac, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**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.**

AMY L. YARNELL  
CASS COUNTY CLERK  
2024 FEB - 8 PM 2:17  
FILED FOR RECORD

*Nicki Company*

---

De Cubas & Lewis, P.C.  
Nicki Company , Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

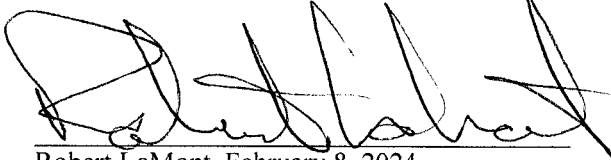
---

Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Sharon St. Pierre and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 8th. day of February 8, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CASS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Robert LaMont, February 8, 2024

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE A. S. SUMMERLIN HEADRIGHT SURVEY, ABSTRACT 1017, CASS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 1.000 ACRES IN THE DEED FROM JEFFREY P. STORY AND SUSAN CROSS STORY TO ALICE A. SAMPSON, DATED NOVEMBER 13, 2007, RECORDED IN INSTRUMENT NO. 2007006055 OF THE OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD, CAPPED JL KNOX RPLS 4214, FOUND FOR A CORNER, LYING IN THE WEST RIGHT-OF-WAY LINE OF AS WOODLAND LAKE DRIVE, THE SOUTHEAST CORNER OF THE SAID 1.000 ACRE TRACT, AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.926 ACRES IN THE DEED FROM JOHN R. FOX TO JAMES E. KIRKLAND, DATED JULY 20, 2018, RECORDED IN INSTRUMENT NO. 2018002563 OF THE OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS SAID CORNER BEARS SOUTH 52 ,DEGREES 21 MINUTES 19 SECONDS EAST A DISTANCE OF 32.55 FEET TO A 1/2 INCH STEEL ROD, FOUND FOR A CORNER, AT AN ANGLE POINT;

THENCE SOUTH 66 DEGREES 43 MINUTES 05 SECONDS WEST A DISTANCE OF 252.03 FEET ALONG THE SOUTH LINE OF THE SAID 1.000 ACRE TRACT AND THE NORTH LINE OF THE SAID 0.926 ACRE TRACT TO A 1 INCH STEEL PIPE (CONTROL MONUMENT), FOUND FOR A CORNER, THE SOUTHWEST CORNER OF THE SAID 1.000 ACRE TRACT, THE NORTHWEST CORNER OF THE SAID 0.926 ACRE TRACT, AND LYING IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 5.400 ACRES IN THE DEED FROM E. CAROLE WHITE TO MICHAEL T. CRABTREE, ET UX, DATED APRIL 25, 2005, RECORDED IN INSTRUMENT NO. 2005037813 OF THE OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS;

THENCE NORTH 57 DEGREES 57 MINUTES 09 SECONDS WEST (BASIS OF BEARINGS) A DISTANCE OF 221.70 FEET ALONG THE WEST LINE OF THE SAID 1.000 ACRE TRACT AND THE EAST LINE OF THE SAID 5.400 ACRE TRACT TO A 1/2 INCH STEEL ROD (CONTROL MONUMENT), CAPPED JL KNOX RPLS 4214, FOUND FOR A CORNER, THE NORTHWEST CORNER OF THE SAID 1.000 ACRE TRACT, LYING IN THE EAST LINE OF THE SAID 5.400 ACRE TRACT, AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 1.003 ACRES IN THE DEED FROM JEFFREY PAUL STORY, ET UX TO DAVID PAUL HAVENS, ET UX, DATED MAY 25, 2017 OF THE OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS, SAID CORNER BEARS NORTH 57 DEGREES 57 MINUTES 09 SECONDS WEST A DISTANCE OF 40.53 FEET TO A 1/2 INCH STEEL ROD, FOUND FOR A CORNER;

THENCE NORTH 64 DEGREES 03 MINUTES 52 SECONDS EAST A DISTANCE OF 233.09 FEET ALONG THE NORTH LINE OF THE SAID 1.000 ACRE TRACT AND THE SOUTH LINE OF THE SAID 1.003 ACRE TRACT TO A 1/2 INCH STEEL ROD, FOUND FOR A CORNER, LYING IN THE WEST RIGHT-OF-WAY LINE OF THE SAID WOODLAND LAKE DRIVE, THE NORTHEAST CORNER OF THE SAID 1.000 ACRE TRACT;

THENCE ALONG THE EAST LINE OF THE SAID 1.00 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF THE SAID WOODLAND DRIVE THE FOLLOWING COURSES:

SOUTH 43 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 56.09 FEET TO A 1/2 INCH STEEL ROD, CAPPED MTG 101011-00, SET FOR A CORNER, AT AN ANGLE POINT;

SOUTH 53 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 56.50 FEET TO A 1/2 INCH STEEL ROD, FOUND FOR A CORNER, AT AN ANGLE POINT;

THENCE SOUTH 72 DEGREES 57 MINUTES 50 SECONDS EAST A DISTANCE OF 96.88 FEET TO A 1/2 INCH STEEL ROD, CAPPED RPLS 1954, FOUND FOR A CORNER, ET AN ANGLE POINT;

THENCE SOUTH 62 DEGREES 31 MINUTES 43 SECONDS EAST A DISTANCE OF 37.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.999 ACRES OF LAND, AT THE TIME OF THIS SURVEY.