

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 11/19/2010	<b>Grantor(s)/Mortgagor(s):</b> CHANNING P. SHERMAN AND RACHEL SHERMAN, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2010005922	<b>Property County:</b> CASS
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 1/7/2025	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Cass County Courthouse, 100 Houston, Linden, TX 75563 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for 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, Sheryl LaMont or Allan Johnston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 10/22/2024



Myra Homayoun, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: October 24, 2024

Robert LaMont  
Printed Name

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

AMY L. VARNELL  
CASS COUNTY CLERK

2024 OCT 24 PM 3:26

FILED FOR RECORD

**MH File Number:** TX-22-95952-POS  
**Loan Type:** FHA

LEGAL DESCRIPTION of a 0.314 Acre Tract  
Jane Richey Survey, A-877  
Cass Co., TX

All that certain 0.314 Acre tract of land in the City of Atlanta, Jane Richey Survey, A-877 in Cass Co., TX. Being a part of Lot Numbered Six (6) B, all of Lots Seven (7) and 7 A and the East B' of Lot Numbered Eight (8) in Block B of the Revised Lillian Heights Addition as recorded in Vol. 1, Pg. 115 of the Plat Records and also being all of those Lots conveyed by Warranty Deed with Vendor's Lien recorded in Vol. 1172, Pg. 556 of the Official Public Records of Cass Co., TX, said 0.314 Acre tract of land is described by metes and bounds as follows:

BEGINNING at a 3/4" Rebar w/Cap found in the South line of E. Massie St., in the North line of Lot 8, for the Northwest corner of this described tract;

THENCE: S 89°03'28" E (Basis of Bearing Solar Observation), at 8' pass the Northeast corner of Lot 8, the Northwest corner of Lot 7, at 59.1' pass the Northeast corner of Lot 7, the Northwest corner of Lot 7 A, at 73' pass the Northeast corner of Lot 7 A, the Northwest corner of Lot 6 B, continuing a total distance of 98.16' along said South line to a 1 1/4" Iron Rod found set in concrete for the Northeast corner of this described tract;

THENCE: S 01°47'45" E, 137.21' along a line and chainlink fence to a fence corner post set in concrete for the Southeast corner of this described tract;

THENCE: N 89°53'04" W, at 26.8' pass the Southwest corner of Lot 6 B, the Southeast corner of Lot 7 A, at 37.5' pass the Southwest corner of Lot 7 A, the Southeast corner of Lot 7, at 92.5' pass the Southwest corner of Lot 7, the Southeast corner of Lot 8, continuing a total distance of 100.53' along a chainlink fence to a 1 1/2" Iron Pipe found at a fence corner post for the Southwest corner of this described tract;

THENCE: N 00°47'39" W, 138.57' along a board fence and line to the Point of Beginning, containing 0.314 Acre of land, more or less.