

4216 Fm 2328, Atlanta, TX 75551

FILED FOR RECORD
2023 NOV 16 AM 11:38
AMY L. WARREN
CLERK
CASS COUNTY CLERK

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: 01/02/2024
Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Cass County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/20/2022 and recorded in the real property records of Cass County, TX and is recorded under Clerk's File/Instrument Number 2022004065, with Clara Lee Ford (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Clara Lee Ford, securing the payment of the indebtedness in the original amount of \$352,497.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LoanDepot.com, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE PETER M. KEETON SURVEY, ABSTRACT NO. 612, CASS COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING A PART OF A CERTAIN 1.814 ACRE TRACT OF LAND AS CONVEYED TO DONALD R. FUSELIER AND WIFE, DENA F. FUSELIER, BY WARRANTY DEED RECORDED IN VOLUME 601, PAGE 841 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, AND ALSO BEING A PART OF A 2.5 ACRE TRACT OF LAND AS CONVEYED TO DONALD R. FUSELIER AND WIFE, DENA F. FUSELIER, BY WARRANTY DEED RECORDED IN VOLUME 601, PAGE 839, OF THE DEED RECORDS OF CASS COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER ON THE EAST LINE OF SAID 2.5 ACRE TRACT, THE POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF A CERTAIN 1.000 ACRE TRACT OF LAND AS CONVEYED TO MONIQUE FUSELIER FLOWERS BY ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 1150, PAGE 806 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, THE POINT OF BEGINNING BEING LOCATED S 01 DEGREES 23'50" W, 106.35 FEET FROM THE NORTHEAST CORNER OF SAID 2.5 ACRE TRACT, THE POINT OF BEGINNING ALSO LOCATED ON A WEST LINE OF A CERTAIN 14.137 ACRE TRACT OF LAND AS CONVEYED TO GARY STEVEN WARE BY GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 2019001440 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS;



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ServiceLink

THENCE: S 01 DEGREES 23'50" W, 344.73 FEET WITH THE EAST LINE OF SAID 2.5 ACRE TRACT AND A WEST LINE OF SAID WARE TRACT TO A 5/8" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 2.5 ACRE TRACT AND THE SOUTHERLY SOUTHWEST CORNER OF SAID WARE TRACT;

THENCE: N 88 DEGREES 42'17" W, 344.65 FEET WITH THE SOUTH LINE OF SAID 2.5 ACRE TRACT AND ON WITH THE SOUTH LINE OF SAID 1.814 ACRE TRACT, SAME BEING THE NORTH LINE OF A CERTAIN TRACT OF LAND AS CONVEYED TO KENNETH W. GUNTER AND STEPHEN M. GUNTER BY GENERAL WARRANTY DEED RESERVING ENHANCED LIFE ESTATE RECORDED AS INSTRUMENT NO. 20154004905 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, TO A 1" IRON PIPE FOUND FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 2328;

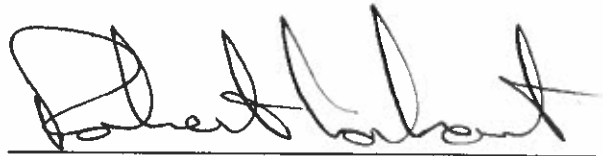
THENCE: N 11 DEGREES 44'14" E, 29.14 FEET WITH THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 2328 TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE;

THENCE: N 08 DEGREES 53'13" W, 273.90 FEET WITH THE EAST RIGHT-OF-WAY LINE OF F. M. ROAD NO. 2328 TO A 5/8" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 1.000 ACRE TRACT;

THENCE: N 84 DEGREES 38'00" E, 402.96 FEET WITH THE SOUTH LINE SAID 1.000 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 1.767 ACRES OF LAND, MORE OR LESS.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. loanDepot.com, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

loanDepot.com, LLC
26642 Town Centre Drive
Foothill Ranch, CA 92610

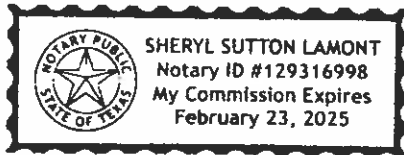


SUBSTITUTE TRUSTEE
Robert LaMont, Harriett Fletcher, Sheryl LaMont,
Sharon St. Pierre OR AUCTION.COM OR Kirk
Schwartz, Candace Sissac c/o Albertelli Law,
2201 W Royal Lane, Suite 200
Irving, TX 75038

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

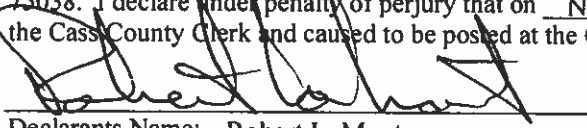
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of November, 2023.


NOTARY PUBLIC in and for

GREGG COUNTY
My commission expires: February 2, 2025
Print Name of Notary:
Sheryl Sutton LaMont

CERTIFICATE OF POSTING
Text

My name is Robert LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on November 16, 2023 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: Robert LaMont
Date: November 16, 2023