

2025 JAN 13 PM 1:05

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

AMY L. VARNELL

CASS COUNTY CLERK

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: 03/04/2025

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 June 15, 2022 and recorded in the real property records of Cass County, TX and is recorded under Clerk's Instrument No. 2022003326 with Stephen D. Young and Falon Lee Jones (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate, Inc mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Stephen D. Young and Falon Lee Jones, securing the payment of the indebtedness in the original amount of \$316,167.00, 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. 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.

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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq., OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre OR Ronnie Hubbard, Allan Johnston, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

1/7/2025

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

January 13, 2025

Executed on



SUBSTITUTE TRUSTEE

Agency Sales & Posting
Robert LaMont, Harriett Fletcher, Ronnie Hubbard,
Sheryl LaMont, Allan Johnston, Christine Wheelless,
Kevin Key or Jay Jacobs OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Sheryl LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on January 13, 2025 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: Sheryl LaMont

Date: January 13, 2025