

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 11/04/2011
Grantor(s): CHRISTOPHER PERRY, JOINED HEREIN PRO FORMA BY HIS SPOUSE, CANDICE PERRY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$55,067.00
Recording Information: Instrument 2011005774
Property County: Cass
Property: (See Attached Exhibit "A")
Reported Address: 401 HARRISON STREET, HUGHES SPRINGS, TX 75656

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of April, 2025
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS in Cass County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Cass County Commissioner's Court, at the area most recently designated by the Cass County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Christine Wheelless, Kevin Key or Jay Jacobs, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Christine Wheelless, Kevin Key or Jay Jacobs, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Christine Wheelless, Kevin Key or Jay Jacobs, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

FILED FOR RECORD
2025 JAN 30 AM 10:59
AMY L. VARNELL
CASS COUNTY CLERK

POSTPKG
Tejas Trustee Services

2147044574

9948-4769

PG1

Certificate of Posting

I am Sheryl LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on January 30, 2025 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Cass County Clerk and caused it to be posted at the location directed by the Cass County Commissioners Court.

By: Sheryl LaMont
Sheryl LaMont, January 30, 2025

Exhibit "A"

LOTS ONE (1) & TWO (2), IN BLOCK NUMBER EIGHT (8) IN THE CITY PLAT OF THE CITY OF HUGHES SPRINGS, TEXAS AND A 20' WIDE SECTION OF ALLEY WAY WEST FROM HARRISON STREET SITUATED BETWEEN LOTS 1 AND 2 AND LOTS 11 AND 12 OF BLOCK 8 IN THE CITY PLAT OF THE CITY OF HUGHES SPRINGS, TEXAS.

A 0.367 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E.A. MERCHANTS SURVEY, ABSTRACT NO. 674 CASS COUNTY, TEXAS, AND BEING ALL OF LOTS ONE (1) AND TWO (2) BLOCK EIGHT (8) IN THE CITY PLAT OF THE CITY OF HUGHES SPRINGS, TEXAS AND RECORDED IN VOLUME 1, PAGE 79, OF THE PLAT RECORDS, CASS COUNTY, TEXAS, SAME BEING A PORTION OF A 20 FEET IN WIDTH ALLEY WAY WEST OF HARRISON STREET BETWEEN LOTS 1 AND 2 AND LOT 11 AND LOT 12 OF SAID BLOCK 8 SAME TRACT OF LAND, RECORDED IN A WARRANTY DEED #2010002440, SAID 0.367-ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

NOTE: THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET WAS USED FOR THE BEARING BASIS HEREIN.

BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF HARRISON STREET, THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET AND FROM WHICH A 1/2-INCH IRON ROD BEARS N 00 DEGREES 01'43" E A DISTANCE OF 1.87 FEET; THENCE N 90 DEGREES 00'00" W WITH THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET A DISTANCE OF 99.93 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE A SOUTHWEST CORNER OF SAID LOT 2;

THENCE N 00 DEGREES 00'00" E WITH THE COMMON LINE OF LOT 2 AND LOT 3 OVER AND ACROSS SAID ALLEY WAY A DISTANCE OF 160.00 FEET TO A 1/2-INCH IRON ROD SET IN THE NORTH MARGIN OF SAID ALLEY WAY.

THENCE S 90 DEGREES 00'00" E WITH THE NORTH MARGIN OF SAID ALLEY WAY A DISTANCE OF 100 01 FEET TO A 1/2-INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF HARRISON STREET;

THENCE S 00 DEGREES 01'43" W WITH THE WEST RIGHT-OF-WAY LINE OF HARRISON STREET A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 15995.21 SQUARE FEET. 0.367- ACRES.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254