

Notice of Substitute Trustee's Sale

FILED FOR RECORD
 2025 APR 10 PM 1:06
 AMY L. VARNELL
 CASS COUNTY CLERK

Notice Concerning Military Duty: 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, Tex. Prop. Code § 51.002(i)

Deed of Trust Date: May 26, 2006	Original Mortgagor/Grantor: JOHNATHAN E. WILLIAMS AND BRITTANY WILLIAMS
Original Beneficiary / Mortgagee: STILLWATER CAPITAL MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: N/A Page: N/A Instrument No: 2006003036	Property County: CASS
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

* 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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$42,200.00, executed by JOHNATHAN E. WILLIAMS A/K/A JONATHAN E. WILLIAMS; BRITTANY WILLIAMS and payable to the order of Lender.

Property Address/Mailing Address: 624 W CYPRESS, BLOOMBURG, TX 75556

Legal Description of Property to be Sold: ALL THAT CERTAIN 1.095 ACRE TRACT OF LAND IN THE CITY OF BLOOMBURG, DAVID SCOTT SURVEY, A- 1015 IN CASS COUNTY, TX. BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO LEE R. KENNEDY ET UX. BY WARRANTY DEED RECORDED IN VOL. 954, PG. 232 OF THE REAL PROPERTY RECORDS OF CASS CO., TX., SAID 1.095 ACRE TRACT OF LAND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET IN THE NORTH LINE OF F.M. RD NO. 74 (W. CYPRESS ST.) FOR THE SOUTHWEST CORNER OF THE RESIDUE OF A 6 2/3 ACRE TRACT OF LAND CONVEYED TO KENNETH D. VESTAL ET UX. BY WARRANTY DEED RECORDED IN VOL. 556, PG. 863, THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE: WESTERLY, 220.00' ALONG SAID NORTH LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 532.98' AND A LONG CHORD BEARING S 84 DEG. 49' 50" W (BASIS OF BEARING SOLAR OBSERVATION), 218.44', TO A 1/2" REBAR SET FOR THE SOUTH SOUTHEAST CORNER OF A 2.06 ACRE TRACT OF LAND CONVEYED TO LEE R. KENNEDY BY GIFT DEED RECORDED IN VOL. 1024, PG. 568, THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE: N 04 DEG. 22' 09" W, 210.00' ALONG A LINE TO A 1/2" REBAR SET FOR AN INTERIOR CORNER OF SAID 2.06 ACRE TRACT, THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE: N 84 DEG. 50' 16" E, 220.00' ALONG A LINE TO A 1/2" REBAR SET FOR AN INTERIOR CORNER OF SAID VESTAL TRACT, THE NORTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE: S 04 DEG. 56' 38" E, AT 4.74' PASS A FOUND 5/8" IRON ROD, AT 45.53' PASS A 1/2" IRON PIPE FOUND AT A FENCE CORNER POST 2.12' RT., CONTINUING A TOTAL DISTANCE OF 210.00' ALONG A FENCE TO THE POINT OF BEGINNING, CONTAINING 1.095 ACRES OF LAND, MORE OR LESS.

Date of Sale: June 3, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED AT 100 HOUSTON ST., LINDEN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE, LP*, the owner and holder of the Note, has requested Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELENE FINANCE, LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins,
Harriett Fletcher or Sheryl LaMont, Trustee Posted April 10, 2025

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
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