

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 04, 2021 and recorded under Clerk's File No. 2021002714, in the real property records of CASS County Texas, with Nathanael B. Carter, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmCap Mortgage, Ltd., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Nathanael B. Carter, a single man securing payment of the indebtedness in the original principal amount of \$152,192.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Nathanael B. Carter. Nationstar Mortgage LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

ALL THAT CERTAIN 0.65 ACRE TRACT OF LAND IN THE JANE RICHIE SURVEY, A-877, CITY OF ATLANTA, CASS COUNTY, BEING ALL OF LOTS 11 & 12, BLOCK 2, OF THE CEDAR CREST ADDITION, AS SHOWN ON PLAT IN CABINET A, SLIDE 244, CASS COUNTY PLAT RECORDS, AS DESCRIBED IN INSTRUMENT NO. 2015005212, OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS, SAID 0.65 ACRE TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 06/03/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: CASS County Courthouse, Texas, at the following location: The North Entrance of the Cass County Courthouse located on Houston Street, Linderoth, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the

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2025 APR 10 PM 1:05
AMY L. VAN PELT
CASS COUNTY CLERK



mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

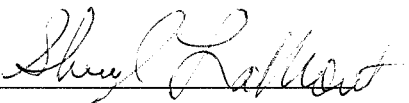
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on April 8, 2025.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: 

Printed Name: Sheryl LaMont, April 10, 2025

C&M No. 44-25-01154

EXHIBIT A

All that certain 0.65 acre tract of land in the Jane Richie Survey, A-877, City of Atlanta, Cass County, being all of Lots 11 & 12, Block 2, of the Cedar Crest Addition, as shown on plat in Cabinet A, Slide 244, Cass County Plat Records, as described in Instrument No. 2015005212, Official Public Records, Cass County, Texas, said 0.65 acre tract of land being more particularly described by metes and bounds as follows: (Bearing Basis: UTM-Z15N-GPS)

Beginning at: A ½" iron rod found in the North line of South Crestview Drive for the Southwest corner of this tract and Lot 12, Southeast corner of Lot 13;

Thence: N 04° 09' 21" E, 137.12 feet with common boundary of Lots 13 & 12 to a chain link fence corner found in the South line of Lot 7 for the Northwest corner of this tract and Lot 12, Northeast corner of Lot 13;

Thence: S 89° 19' 39" E, 90.50 feet with common boundary of Lots 12 & 7 to a 3/8" iron rod found for the Southeast corner of Lot 7, Southwest corner of Lot 8;

Thence: S 88° 23' 47" E, 113.39 feet (passing a 3/8" iron rod found @ 106.2 feet for the Southeast corner of Lot 8, Southwest corner of Lot 9) with common boundary of Lots 12, 11, 8 and 9, to a ½" iron rod found for the Northeast corner of this tract and Lot 11, Northwest corner of Lot 10.;

Thence: S 04° 07' 37" W, 138.98 feet with common boundary of Lots 11 & 10 to a ½" iron rod found in the North line of South Crestview Drive for the Southeast corner of this tract and Lot 11, Southwest corner of Lot 10;

Thence: N 88° 17' 13" W, 203.87 feet with the North line of South Crestview Drive to the Point of Beginning, containing 0.65 acre of land, more or less.