

711 WEST LANARK STREET  
QUEEN CITY, TX 75572

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**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: June 03, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTHSIDE DOOR OF THE CASS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 12, 2016 and recorded in Document INSTRUMENT NO. 2016003231 real property records of CASS County, Texas, with MARCIA SELENA COPELAND A SINLGE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARCIA SELENA COPELAND A SINLGE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$96,181.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COUNTRYPLACE MORTGAGE, LTD is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. COUNTRYPLACE MORTGAGE, LTD, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COUNTRYPLACE MORTGAGE, LTD  
5100 TENNYSON PARKWAY  
SUITE 200  
PLANO, TX 75024

AMY L. YARNELL  
CASS COUNTY CLERK

2025 APR 15 AM 8:39

FILED FOR RECORD



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_

Date: \_\_\_\_\_

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**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING 0.668 ACRES OUT OF THE GEORGE MCADAMS SURVEY, ABSTRACT NO. 735, CASS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 2.00 ACRES TRACT OF LAND AS CONVEYED FROM HARVIE SIMMONS AND WIFE, LOLA SIMMONS, TO HUEY A. DURMON AND WIFE, GRACE DURMON, BY DEED DATED JUNE 3, 1963, AND RECORDED IN VOLUME 441, PAGE 11 OF THE OF THE DEED RECORDS OF CASS COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING THE SAME TRACT AS CONVEYED TO JAMES C. EVANS BY SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 2014003268 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF WEST LANARK STREET (F. M. ROAD NO. 96), THE POINT OF BEGINNING BEING THE MOST NORTHERLY CORNER OF SAID EVANS TRACT AND BEING THE NORTHEAST CORNER OF A CERTAIN 2 ACRE TRACT OF LAND AS CONVEYED TO CHARLES WILLIAM HEMPERLEY AND WIFE, RUBY NEAL HEMPERLEY, BY WARRANTY DEED RECORDED IN VOLUME 618, PAGE 536 OF THE DEED RECORDS OF CASS COUNTY, TEXAS;

THENCE: S 48DEG37'00" E (BASIS OF BEARINGS), 91.41 FEET ALONG THE EAST LINE OF SAID EVANS TRACT AND THE WEST RIGHT-OF-WAY LINE OF WEST LANARK STREET TO A 1/2" IRON PIN SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1105.92 FEET;

THENCE: SOUTHEASTERLY, ALONG THE EAST LINE OF SAID EVANS TRACT, THE WEST RIGHT-OF-WAY LINE OF WEST LANARK STREET, AND WITH SAID CURVE FOR A DISTANCE OF 249.19 FEET (CHORD IS S 42DEG09'42" E, 248.66 FEET), THROUGH A CENTRAL ANGLE OF 12DEG54'36" TO A 1/2" IRON PIN FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID EVANS TRACT;

THENCE: S 73DEG10'26" W, 176.15 FEET ALONG THE SOUTH LINE OF SAID EVANS TRACT AND ACROSS SAID DURRNON TRACT TO A 5/8" IRON PIN FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID EVANS TRACT, SAID CORNER BEING LOCATED ON THE WEST LINE OF SAID DURMON TRACT AND THE EAST LINE OF SAID HEMPERLEY TRACT;

THENCE: N 12DEG44'38" W, 303.21 FEET ALONG THE WESTLINE OF SAID EVANS TRACT, THE WESTLINE OF SAID DURMON TRACT, AND THE EAST LINE OF SAID HEMPERLEY TRACT, TO THE POINT OF BEGINNING AND CONTAINING 0.668 ACRES OF LAND, MORE OR LESS.