

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

FILED FOR RECORD

2025 APR 24 AM 11:30

AMY L. VARNELL
CASS COUNTY CLERK

ALL THAT CERTAIN 0.454 ACRE TRACT OF LAND IN THE CITY OF QUEEN CITY, WILLIS PITTMAN SURVEY A-824, CASS COUNTY TEXAS, BEING ALL OF LOTS NUMBERED FIVE (5) AND SIX (6) IN BLOCK 5 OF THE REVISED MIMOSA HEIGHTS ADDITION AS RECORDED IN CABINET A, SLIDE 238 OF THE PLAT RECORDS AND BEING ALL OF THESE LOTS CONVEYED TO GARY D. MALOCH ETUX BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOL. 1150, PAGE 386, OFFICIAL RECORDS, CASS COUNTY TEXAS.

Security Instrument:

Deed of Trust dated July 14, 2009 and recorded on July 27, 2009 at Instrument Number 2009003163 in the real property records of CASS County, Texas, which contains a power of sale.

Sale Information:

June 3, 2025, at 10:00 AM, or not later than three hours thereafter, at the North Entrance of the Cass County Courthouse located on Houston Street, Linden, Texas, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by RALPH C. RODGERS and SHARON RODGERS secures the repayment of a Note dated July 14, 2009 in the amount of \$71,500.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

Mary Company

De Cubas & Lewis, P.C.
Mary Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sheryl LaMont

Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno||Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre,

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 24th. day of April, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CASS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Sheryl LaMont