

Notice of Substitute Trustee Sale

T.S. #: 24-13094

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 4/1/2025
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Cass County Courthouse in CASS, Texas, at the following location: The North Entrance of the Cass County Courthouse located on Houston Street, Linden, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 12/5/2023 and is recorded in the office of the County Clerk of Cass County, Texas, under County Clerk's File No 2023007215, recorded on 12/7/2023, of the Real Property Records of Cass County, Texas.
Property Address: 313 NORTH WEST STREET ATLANTA, TEXAS 75551

Trustor(s): THE FATHERS SOURCE LLC Original Beneficiary: CENTRAL FLORIDA INCOME FUND, LLC
Current Beneficiary: EF MORTGAGE LLC Loan Servicer: BSI Financial Services, Inc.
Current Substituted Trustees: Auction.com, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Jamey Parsons, Renee Meacoart, Christy Smith, Ed Henderson, Rocky Thomasson, Laurie Blackwell, Ken Autrey Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, David Sims, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the

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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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by THE FATHERS SOURCE LLC . The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$88,949.00, executed by THE FATHERS SOURCE LLC , and payable to the order of CENTRAL FLORIDA INCOME FUND, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of THE FATHERS SOURCE LLC to THE FATHERS SOURCE LLC . EF MORTGAGE LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

EF MORTGAGE LLC
c/o BSI Financial Services, Inc.
4200 Regent Blvd Ste B200
Irving TX 75063
800.327.7861

Dated: _____ Auction.com, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Jamey Parsons, Renee McCoart, Christy Smith, Ed Henderson, Rocky Thomasson, Laurie Blackwell, Ken Autrey Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, David Sims, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC,

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (877) 440-4460
Website: <https://mkconsultantsinc.com/trustees-sales>

EXHIBIT A

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Adelia, County of Cass, State of Texas, and being more particularly described as follows:

All that certain 0.274 acre of land, more or less, situated in the Jane Richie Survey, Abstract No. 877, in Cass County, Texas, same being more particularly described on Exhibit "A" attached hereto and made a part hereof to which reference is herein made for all purposes.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

DESCRIPTION OF PROPERTY SURVEYED: Being all of that certain tract of land conveyed to Shelby Crump by deed recorded in Inst. No. 2013003644, Official Public Records, Cass County, Texas. This property is situated in the Jane Richie Survey, Abstract No. 877, Cass County, Texas and is more specifically described by METES AND BOUNDS to-wit:

POINT OF BEGINNING (POB): Being a Fence Corner Post Found for the southeast corner of this tract, same being the northeast corner of the Thomas Blythe tract (Inst. No. 2014000407, OPR). This POB is also in the west line of North West Street.

THENCE: North 72 degrees 49 minutes 18 seconds West passing the northwest corner of said Blythe tract and the most easterly northwest corner of that tract of land now or formerly owned by Weldon Calloway and described in Inst. No. 7009001478, OPR, thence continuing for a total distance of 171.45 feet to a 1/2" Capped "RPLS 6020" Steel Rod Set (CSRS) for the southwest corner of this tract same being an all corner of said Calloway tract.

THENCE: North 06 degrees 22 minutes 44 seconds East passing the most northerly northeast corner of said Calloway tract, same being the southeast corner of the Sybil Endsley tract (Vol. 767 Page 99, OPR), thence continuing for a total distance of 70.00 feet to a CSRS for the northwest corner of this tract same being the southwest corner of the TEXAR Federal Credit Union tract (Vol. 1192 Page 400, OPR).

THENCE: South 72 degrees 48 minutes 30 seconds East passing a 1/2" Steel Rod Found for reference at 165.44 feet, thence continuing for a total distance of 169.99 feet to a point in the west line of said North West Street for the northeast corner of this tract, same being the southeast corner of said TEXAR tract. THENCE: South 15 degrees 11 minutes 14 seconds West with said street for a distance of 70.00 feet to the POB.

This tract contains 0.274 acres of land.