

### Notice of Substitute Trustee's Sale

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)

<b>Deed of Trust Date:</b> April 13, 2021	<b>Original Mortgagor/Grantor:</b> CHELIESA ANDERSON AND QUINTON STONE ANDERSON
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> Volume: N/A Page: N/A <b>Instrument No:</b> 2021001720	<b>Property County:</b> CASS
<b>Mortgage Servicer:</b> LoanCare, LLC	<b>Mortgage Servicer's Address:</b> 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

\* 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 \$116,844.00, executed by CHELIESA ANDERSON AND QUINTON STONE ANDERSON and payable to the order of Lender.

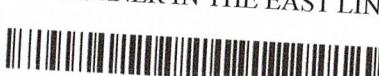
**Property Address/Mailing Address:** 307 RUSSELL ST, HUGHES SPRINGS, TX 75656

**Legal Description of Property to be Sold:** ALL THAT LOT OR PARCEL OF LAND BEING SITUATED IN THE E A MERCHANT SURVEY, ABSTRACT NO. 674, CASS COUNTY, TEXAS, AND THE CITY OF HUGHES SPRINGS, CASS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND CONVEYED FROM C. R. MCPHERSON ET AL TO W. D. SHAW ET UX, BY WARRANTY DEED AS RECORDED IN VOLUME 561, PAGE 45, DEED RECORDS, TITUS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP MARKED (CBG INC) AT THE NORTHWEST CORNER OF SAID SHAW TRACT, AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO T. H. DUDLEY ET UX, BY DEED RECORDED IN VOLUME 529, PAGE 645, DEED RECORDS, CASS COUNTY, TEXAS, SAID POINT LYING IN THE SOUTH LINE OF MCPHERSON STREET, (UNSPECIFIED WIDTH ROW);

THENCE, NORTH 88 DEGREES 13 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID SHAW TRACT, AND THE SOUTH LINE OF SAID MCPHERSON STREET, A DISTANCE OF 95.05 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP MARKED (CBG INC) AT THE NORTHEAST CORNER OF SAID SHAW TRACT, SAID POINT LYING AT THE INTERSECTION OF THE SOUTH LINE OF SAID MCPHERSON STREET, WITH THE WEST LINE OF RUSSELL STREET, (UNSPECIFIED WIDTH ROW);

THENCE, SOUTH, ALONG THE EAST LINE OF SAID SHAW TRACT, AND THE WEST LINE OF SAID RUSSELL STREET, A DISTANCE OF 78.13 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP MARKED (CBG INC) FOR CORNER IN THE EAST LINE OF SAID SHAW TRACT, AND IN



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AMY L. VARNELL  
CASS COUNTY CLERK  
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THE WEST LINE OF SAID RUSSELL STREET;

THENCE, NORTH 87 DEGREES 45 MINUTES 08 SECONDS WEST, A DISTANCE OF 95.07 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP MARKED (CBG INC) FOR CORNER IN THE WEST LINE OF SAID SHAW TRACT, AND IN THE EAST LINE OF SAID DUDLEY TRACT;

THENCE, NORTH (REFERENCE BEARING), ALONG THE WEST LINE OF SAID SHAW TRACT, AND IN THE EAST LINE OF SAID DUDLEY TRACT, A DISTANCE OF 71.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,105 SQUARE FEET OR 0.16 ACRE OF LAND, MORE OR LESS.

**Date of Sale:** March 03, 2026

**Earliest time Sale will begin:** 10:00 AM

**Place of sale of Property:** Cass County Courthouse, 100 Houston, Linden, TX 7556

3OR 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, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC 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 *LAKEVIEW LOAN SERVICING, LLC* 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, Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC 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 Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC 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.

  
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SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC,  
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112