

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

In Source Logic LLC
c/o Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

FILED FOR RECORD
2026 JUN 18 P 1:48
AMY L. VARNELL
CASS COUNTY CLERK

TS No TX07000309-25-1 APN 28484 & 33309 AKA 10647-00610-00020-000000 & 10647-00610-00020-000010 TO No 101-10720372

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

WHEREAS, on November 21, 2007, ELBERT O CANNON AND WIFE SHIRLEY M CANNON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of TOMMY BASTIAN as Trustee, JUDITH O. SMITH MORTGAGE GROUP INC. as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$219,000.00, payable to the order of Carrington Mortgage Services, LLC as current Beneficiary, which Deed of Trust recorded on December 6, 2007 as Document No. 2007006483 in Cass County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: SEE **EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 1, 2026 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Cass County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **100 Houston St., Linden TX 75563; At the north entrance of the Cass County Law Enforcement and Justice Center or If the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Carrington Mortgage Services, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Carrington Mortgage Services, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009

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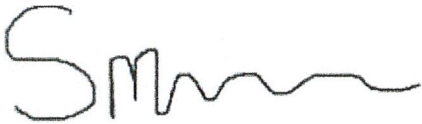
of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

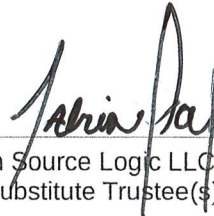
In accordance with Texas Property Code Section 51.0076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint In Source Logic LLC and the named Substitute Trustee(s) below, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Starr Meehan, Authorized Signatory

Dated: June 17, 2026



In Source Logic LLC
Substitute Trustee(s)

Dated:

Certificate of Posting

My name is Jazria Foy

and my address is 17100 Gillette Ave Irvine, CA 92614

I declare under penalty of perjury that on June 18, 2026 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Cass County Clerk and caused it to be posted at the location directed by the Cass County Commissioners.

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.

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**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic LLC AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

All that certain 15.00 acre, more or less, tract or parcel of land located in the Juan Lazarine Survey, Abstract 647, and being situated approximately North 28° 00' East, a distance of 4.7 miles from the City of Hughes Springs, Cass County, Texas. Said 15.00 acre tract of land being a portion of a 37.098 acre tract of land as described in a Warranty Deed from Verdie Nell Nevill to Robert McKay dated September 23, 1981, recorded in Volume 664, Page 850, Deed Records, Cass County, Texas. Said 15.00 acre tract of land being more particularly described as follows:

BEGINNING at a concrete monument set in the North right of way line of Farm Road No. 130 for the Southwest corner of this tract of land, said iron pin being South 15° 59' East, a distance of 2219.0 feet from the Northwest corner of the said 37.098 acre tract of land. Said monument being North 22° 10' East, a distance of 9804.0 feet from the Southwest corner of said Juan Lazarine Survey. Said monument being set in the centerline of a lane;

THENCE: North 15° 59' West along and with the centerline of said lane, a distance of 980.0 feet to an iron pin for the Northwest corner of this tract of land. A power pole bears East 3.0 feet;

THENCE: South 89° 49' 35" East, a distance of 792.5 feet to an iron pin set in the centerline of a public road for the Northeast corner of this tract of land;

THENCE: South 05° 19' East, along and with the centerline of said public road, a distance of 863.3 feet to an iron pin for the East Southeast corner of this tract of land. Said iron pin being set in the North right of way line of Farm Roads No. 130 and No. 250;

THENCE: In a Westerly direction along and with the North right of way line of said highway as follows: South 41° 14' 22" West, 90.55 feet and South 88° 44' West, 543.13 feet to the Place of Beginning and containing 15.00 acres of land, more or less.

Note: The Company is prohibited from insuring the area or quantity of 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 purposes and does not override Item 2 of Schedule B hereof.