

10538 State Highway 11 E, Hughes Springs, TX 75656

FILED FOR RECORD
2022 MAY 26 AM 10:52
AMY L. VANCELL
CASS COUNTY CLERK
22-00464

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: 07/05/2022
- Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Cass County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 11, 2019 and recorded in the real property records of Cass County, TX and is recorded under Clerk's Instrument No. 2019004713 with Lisa Green (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Lisa Green, securing the payment of the indebtedness in the original amount of \$173,794.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. United Wholesale Mortgage, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN 1.43 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE LORENZO RICE SURVEY, ABSTRACT NO. 919, CASS COUNTY, TEXAS, AND BEING ALL OF THE SAME LAND AS A CALLED 1.4176 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM KELLY WADE HARP TO VIRGIL BRENT HARP AS RECORDED IN FILE NO. 2007006501, OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS, (O.P.R.C.C.T.), SAID 1.43 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT, A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.4176 ACRE TRACT AND AN INTERIOR CORNER OF A CALLED 16.457 ACRE TRACT DESCRIBED IN A DEED TO HOMER RAY NIX AND MARY NIX AS RECORDED IN FILE NO. 2009003837, O.P.R.C.C.T., FOR A CORNER;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS) ALONG THE EAST LINE OF SAID 1.4176 ACRE TRACT AND THE EASTERLY MOST WEST LINE OF SAID 16.457 ACRE TRACT A DISTANCE OF 399.66 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID 1.4176 ACRE TRACT AND THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID 16.457 ACRE TRACT AND ON THE NORTH RIGHT OF WAY OF STATE HIGHWAY NO. 11 (VARIABLE WIDTH RIGHT OF WAY) FOR A CORNER, FROM SAID POINT, A 1/4 INCH IRON PIPE FOUND BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 0.28 FEET AND A CONCRETE MONUMENT FOUND ON



4750304

THE SOUTH RIGHT OF WAY OF SAID STATE HIGHWAY NO. 11 AT STATION 606+00 BEARS NORTH 83 DEGREES 57 MINUTES EAST A DISTANCE OF 709.8 FEET FOR REFERENCES;

THENCE SOUTH 75 DEGREES 53 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID 1.4176 ACRE TRACT AND THE NORTH RIGHT OF WAY OF SAID STATE HIGHWAY NO. 11 A DISTANCE OF 96.45 FEET TO A CONCRETE MONUMENT FOUND AT STATION 614+00 AT AN ANGLE CORNER OF SAID 1.4176 ACRE TRACT AND SAID RIGHT OF WAY FOR A CORNER;

THENCE NORTH 77 DEGREES 32 MINUTES 39 SECONDS WEST CONTINUING ALONG THE SOUTH LINE OF SAID 1.4176 ACRE TRACT AND THE NORTH RIGHT OF WAY OF SAID STATE HIGHWAY NO. 11 A DISTANCE OF 112.84 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED (CBG INC) SET AT AN ANGLE CORNER OF SAID 1.4176 ACRE TRACT AND SAID RIGHT OF WAY FOR A CORNER;

THENCE SOUTH 75 DEGREES 53 MINUTES 27 SECONDS WEST CONTINUING ALONG THE SOUTH LINE OF SAID 1.4176 ACRE TRACT AND THE NORTH RIGHT OF WAY OF SAID STATE HIGHWAY NO. 11 A DISTANCE OF 14.34 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED (CBG INC) SET AT THE SOUTHWEST CORNER OF SAID 1.4176 ACRE TRACT AND THE SOUTHERLY MOST SOUTHEAST CORNER OF A CALLED 16.452 ACRE TRACT DESCRIBED IN A DEED TO HOMER R. NIX AND WIFE, MARY BETH NIX AS RECORDED IN VOLUME 790, PAGE 451, REAL PROPERTY RECORDS, CASS COUNTY, TEXAS, (R.P.R.C.C.T.), FOR A CORNER, FROM SAID POINT, A 1/2 INCH IRON ROD WITH RED CAP STAMPED (SURVEY ASSOC) FOUND AT THE SOUTHWEST CORNER OF SAID 16.452 ACRE TRACT BEARS SOUTH 75 DEGREES 53 MINUTES 27 SECONDS WEST A DISTANCE OF 425.83 FEET FOR A REFERENCE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID 1.4176 ACRE TRACT AND THE WESTERLY MOST EAST LINE OF SAID 16.452 ACRE TRACT A DISTANCE OF 154.05 FEET TO A 1/2 INCH IRON ROD FOUND (BENT) AT THE NORTHWEST CORNER OF SAID 1.4176 ACRE TRACT AND AN INTERIOR CORNER OF SAID 16.452 ACRE TRACT FOR A CORNER;

THENCE NORTH 41 DEGREES 14 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID 1.4176 ACRE TRACT AND THE NORTHERLY MOST SOUTH LINE OF SAID 16.452 ACRE TRACT AND THE WESTERLY MOST SOUTH LINE OF SAID 16.457 ACRE TRACT PASSING A 1/2 INCH IRON ROD FOUND 0.49 FEET LEFT OF LINE AT A DISTANCE OF 90.90 FEET AT THE NORTHERLY MOST SOUTHEAST CORNER OF SAID 16.452 ACRE TRACT AND THE NORTHERLY MOST SOUTHWEST CORNER OF SAID 16.457 ACRE TRACT FOR A REFERENCE AND CONTINUING A TOTAL DISTANCE OF 330.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 62,326 SQUARE FEET OR 1.43 ACRES OF LAND, MORE OR LESS.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

United Wholesale Mortgage, LLC
350 Highland Dr
Lewisville, TX 75067

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno whose address is 1 Mauchly, Irvine, CA 92618, 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.

May 24, 2022

Executed on



James E. Albertelli, P.A.
Phillip Traynor, Esq.
Gabrielle Davis, Esq.
2201 W. Royal Ln, Suite 155
Irving, TX 75063

May 26, 2022

Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Robert LaMont, Harriett Fletcher, Sheryl LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Robert La Mont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on May 26, 2022 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: Robert La Mont

Date: May 26, 2022