

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CASS County

Deed of Trust Dated: December 30, 2004

Amount: \$45,000.00

Grantor(s): MELISSA HORTON and STANLEY HORTON

Original Mortgagee: STILLWATER CAPITAL MORTGAGE, INC.

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 035567

Legal Description: SEE "EXHIBIT A"

Date of Sale: May 3, 2022 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the CASS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

ROBERT LAMONT OR DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, PATRICK ZMIERS, ALLAN JOHNSTON, RAMIRO CUEVAS, RONNIE HUBBARD, SHAWN SCHILLER, JONATHAN HARRISON OR AURORA CAMPOS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.




Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2022-000741



c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

Posted by Robert La Mont, March 14, 2022.

CASS COUNTY CLERK
AMY L. VARNELL

2022 MAR 14 AM 11:54

FILED FOR RECORD

EXHIBIT A – LEGAL DESCRIPTION

All that certain tract or parcel of land situated in the Jane Richie Headright Survey A-866, Cass County, Texas and the herein described tract being a part of a certain tract conveyed from Graden J. Plum et al to Buster Lee by Deed dated Jan. 12, 1959 and recorded in Vol. 365, Page 532 of the Deed Records of Cass County, Texas and the herein described tract being that same tract conveyed to Mark Edward McMillon and wife, Kimberly McMillon by Warranty Deed dated Aug. 22, 1997 and recorded in Vol. 1038, Page 434 of the Real Property Records of Cass County, Texas and the subject tract being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch reinforcing steel rod found for corner in an existing fence line on the East right of way line of FM Road #785 at the northwest corner of said McMillon tract and the said Point of Beginning being the southwest corner of a certain tract conveyed to Martha Midkiff by deed recorded in Vol. 1107, Page 224 of the Real Property Records of Cass County, Texas;

Thence N 89 deg. 21' 23" E 218.09 feet (being called East 260.00 feet in a previous legal description) along an existing fence line and with the north line of said McMillon tract and the south line of said Midkiff tract to a 1/2 inch reinforcing steel rod set for corner in an existing fence corner at the occupied and accepted northeast corner of said McMillon tract;

Thence S 09 deg. 21' 16" E 86.98 feet (being called South 90.00 feet) along an existing fence line and with the occupied and accepted East line of said McMillon tract and the occupied and accepted west line of a certain tract conveyed to Newman L. and Judy E. Conner by deed recorded in Vol. 999, Page 90 of the Real Property Records of Cass County, Texas to a 1 inch bolt found for corner at the southeast corner of said McMillon tract;

Thence S 88 deg. 35' 30" W 232.29 feet (being called West 260.00 feet in a previous legal description with the south line of said McMillon tract and with the north line of a certain tract conveyed to Donald Y. Savage by Deed recorded in Vol. 861, Page 735 of the Real Property Records of Cass County, Texas to a 1/4 inch iron rod found for corner in the east right of way line of said FM Road #785 at the southwest corner of said McMillon tract;

Thence N 00 deg. 00' 00" E 89.08 feet (being called North 90.00 feet in previous legal description) along the east right of way line of FM Road #785 and with the west line of said McMillon tract, to the Point of Beginning and containing 0.453 acres of land, more or less.