

Our Case No. 25-07107-FC

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

THE STATE OF TEXAS
COUNTY OF CASS

Deed of Trust Date:
May 17, 2012

Property address:
90 CR 4792
ATLANTA, TX 75551

Grantor(s)/Mortgagor(s):
MATTHEW VAUGHAN AND LEANNE L. VAUGHAN

LEGAL DESCRIPTION: All that tract or parcel of land situated in Cass County, Texas, being all of Lot Number Forty-Eight (48) of the Whispering Pine Subdivision (Section 1) in said survey as platted by Montie Wade on August 7, 1969, as shown by the official amended plat of said Subdivision recorded in Volume 2, Page 75, Plat Records of Cass County, Texas.

Original Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,
UNITED STATES DEPARTMENT OF AGRICULTURE

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,
UNITED STATES DEPARTMENT OF AGRICULTURE

Date of Sale: MARCH 3, 2026

Property County: CASS

Original Trustee: FRANCISCO VALENTIN, JR

Recorded on: May 18, 2012
As Clerk's File No.: 2012002916

Substitute Trustee:
Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Sharon Sharp,
Christine Wheelless, Jabria Foy, Heather Golden, Kara Riley,
Marinosci Law Group PC, ServiceLink Agency Sales and Posting,
LLC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

Mortgage Servicer:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,
UNITED STATES DEPARTMENT OF AGRICULTURE

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.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Sharon Sharp, Christine Wheelless, Jabria Foy, Heather Golden, Kara Riley, Marinosci Law Group PC, ServiceLink Agency Sales and Posting, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. 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 be conducted at the Cass County Courthouse, 100 Houston, Linden, TX 75563 as designated by the Commissioners' Court, of said county pursuant to Section 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 was posted

FILED FOR RECORD
2026 FEB 10 A 9:58

AMY L. VARNELL
CASS COUNTY CLERK



4865714

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND,

2-5-26

MARINOSCI LAW GROUP, P.C.

By:

SAMMY HOODA

MANAGING ATTORNEY

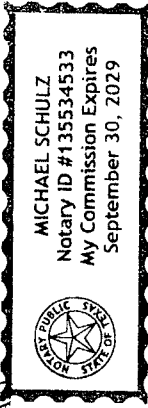
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 5 day of Feb, 2026, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated

Witness my hand and official seal

(SEAL)



Notary Public for the State of TEXAS

My Commission Expires

Michael Schulz
Printed Name and Notary Public

Grantor:

UNITED STATES OF AMERICA, ACTING THROUGH Return to:
THE RURAL HOUSING SERVICE, ITS SUCCESSORS
AND ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 25-07107

MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001