

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.

5965-553

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

437 COUNTY ROAD 4796, ATLANTA, TEXAS 75551

LEGAL DESCRIPTION

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
CASS COUNTY

RECORDED ON
AUGUST 1, 2016

UNDER DOCUMENT#
2016002974

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

THE NORTH ENTRANCE OF THE NORTH BUILDING OF THE
CASS COUNTY LAW ENFORCEMENT AND JUSTICE CENTER
FACILITY LOCATED AT 604 HIGHWAY 8 NORTH, LINDEN,
TX OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE

DATE
MAY 3, 2022

TIME
10:00 AM - 1:00 PM

FILED FOR RECORD
2022 MAR 24 P 2:02
CASS COUNTY CLERK

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by MARILYN L. GODFREY, provides that it secures the payment of the indebtedness in the original principal amount of \$345,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1 Mortgage Way, Mount Laurel, New Jersey, 08054, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.


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.

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 the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin


GALLOWAY, JOHNSON, TOMPKINS, BURF & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED March 23, 2022

NAME Robert La Mont


TRUSTEE

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.

5965-553

**EXHIBIT A – LEGAL DESCRIPTION
for 437 County Road 4796, Atlanta, Texas 75551**

ALL THAT CERTAIN 14.244 ACRE TRACT OF LAND IN THE THOS. C. LEWIS SURVEY, A-654 IN CASS CO., TX, BEING ALL OF THAT SAME 14.244 ACRE TRACT OF LAND AS CONVEYED TO IRA B. GODFREY ET UX. BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOL. 928, PG. 486 OF THE REAL PROPERTY RECORDS OF CASS CO., TX, SAID 14.244 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE IN THE CENTER OF CO. RD. #4796, THE SOUTH LINE OF SAID LEWIS SURVEY, THE NORTH LINE OF THE JAMES TAYLOR SURVEY, A-1034, THE NORTH LINE OF THE RESIDUE OF A 60 ACRE TRACT OF LAND CONVEYED TO J. F. ALEXANDER BY WARRANTY DEED RECORDED IN VOL. Z-3, PG. 306, FOR THE SOUTHEAST CORNER OF TRACT NO. 1, A 45.443 ACRE TRACT OF LAND CONVEYED TO RANDY G. COLE BY WARRANTY DEED RECORDED IN VOL. 787, PG. 658, THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE: N 01°31'35" E, AT 18.00' PASS A 1/2" REBAR FOUND AT A FENCE CORNER POST FOR REFERENCE, CONTINUING A TOTAL DISTANCE OF 680.18' ALONG A FENCE TO A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF TRACT TWO, A 0.456 ACRE TRACT OF LAND CONVEYED TO JIMMY C. RICE ET UX. BY WARRANTY DEED RECORDED IN VOL. 863, PG. 196, THE NORTHWEST CORNER OF THIS DESCRIBED TRACT, FROM WHICH A 1/2" REBAR FOUND FOR REFERENCE BEARS S 55°42'37" E, 30.17';

THENCE: WITH THE NORTH LINE OF THIS DESCRIBED TRACT THE FOLLOWING COURSES: N 68°21'06" E, AT 27.20' PASS A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF TRACT TWO, THE SOUTHWEST CORNER OF TRACT ONE, A 11.482 ACRE TRACT OF LAND ALSO CONVEYED TO JIMMY C. RICE BY SAID DEED, CONTINUING A TOTAL DISTANCE OF 379.64' ALONG A LINE TO A 1/2" REBAR FOUND FOR AN ANGLE POINT AND N 75°20'57" E, AT 422.42' PASS A 1/2" REBAR FOUND AT A FENCE CORNER POST FOR REFERENCE IN THE WEST LINE OF CO. RD. #4796, CONTINUING A TOTAL DISTANCE OF 430.42' ALONG A LINE AND FENCE TO A POINT FOR THE SOUTHEAST CORNER OF SAID RICE TRACT, THE NORTHEAST CORNER OF THIS DESCRIBED TRACT, FROM WHICH A 1/2" REBAR FOUND FOR REFERENCE BEARS S 15°08'43" W, 29.61';

THENCE: S 01°20'38" W, 917.79' ALONG A LINE TO A 1" SQ. IRON BAR FOUND IN THE SOUTH LINE OF SAID LEWIS SURVEY, THE NORTH LINE OF A 48.585 ACRE TRACT OF LAND CONVEYED TO JUDY C. COOK BY WARRANTY DEED RECORDED IN VOL. 1041, PG. 558 FOR THE SOUTHWEST CORNER OF TRACT NO. 2, A 27.786 ACRE TRACT OF LAND CONVEYED TO WILLIAM E. COLE, JR. ET UX. BY WARRANTY DEED RECORDED IN VOL. 1037, PG. 786, THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, FROM WHICH A 4" SWEETGUM MARKED X BEARS N 82° E, 16.3' AND A 12" PINE MARKED X (OLD) BEARS N 70° W, 8.9';

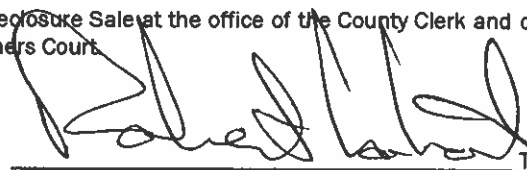
THENCE: S 89°09'12" W, 765.96' ALONG A LINE TO THE POINT OF BEGINNING, CONTAINING 14.244 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED March 23, 2022

NAME Robert La Mont


TRUSTEE