

## NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: A 5.719 ACRE TRACT OF LAND, LOCATED IN THE J.T. KITCHEN SURVEY ABSTRACT NO. 618, IN CASS COUNTY, TEXAS, SAID 5.719 ACRE TRACT BEING ALL OF THAT CERTAIN (CALLED 5.721 ACRE) TRACT CONVEYED TO EMMITT CARTER, BY AN INSTRUMENT OF RECORD IN VOLUME 838, PAGE 343, REAL PROPERTY RECORDS, CASS COUNTY, TEXAS, SAID 5.721 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING, AT A FOUND 5/8 INCH REBAR, AT THE SOUTHWEST CORNER OF SAID 5.721 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO WILLIAM J. TYSON, BY DEED OF RECORD IN VOLUME 571, PAGE 667, DEED RECORDS OF CASS COUNTY, TEXAS (DRCCT);  
THENCE: NORTH 8 DEGREES 22 MINUTES 43 SECONDS EAST, WITH THE WEST LINE OF SAID 5.721 ACRE TRACT SAME BEING THE EAST LINE OF SAID TYSON TRACT, A DEISTANCE OF 489.00 FEET, TO A SET RAILROAD SPIKE IN THE CENTER OF CASS COUNTY ROAD NO. 4455 (CR. 4455), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, A SET 5/8 INCH REBAR FOR REFERENCE BEARS SOUTH 8 DEGREES 22 MINUTES 43 SECONDS WEST, 23.12 FEET;  
THENCE: SOUTH 69 DEGREES 07 MINUTES 39 SECONDS EAST, ALONG SAID CR 4455, A DISTANCE OF 653.24 FEET, TO A SET RAILROAD SPIKE, AT AN ANGLE POINT IN SAID ROAD;  
THENCE: SOUTH 47 DEGREES 33 MINUTES 17 SECONDS EAST, ALONG SAID CR 4455, A DISTANCE OF 288.84 FEET (CALLED 228.84 FEET), TO A FOUND RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID 5.721 ACRE TRACT; SAID CORNER BEING IN THE NORTH LINE OF A TRACT CONVEYED TO ROBERT A. RAMBO AND HORACE T. RAMBO BY DEED OF RECORD IN VOLUME 537, PAGE 283, DRCCT; A FOUND 5/8 INCH REBAR FOR REFERENCE BEARS SOUTH 86 DEGREES 24 MINUTES 43 SECONDS WEST, 31.53 FEET;  
THENCE: SOUTH 86 DEGREES 24 MINUTES 43 SECONDS EAST, WITH THE COMMON LINE OF SAID 5.721 ACRE TRACT AND SAID RAMBO TRACT, A DISTANCE OF 896.52 FEET, TO THE POINT OF BEGINNING, CONTAINING 5.719 ACRES OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/17/2010 and recorded in Document 20111000030 real property records of Cass County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 05/05/2026

Time: 10:00 AM

Place: Cass County, Texas at the following location: AT THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *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 section 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.

5. *Obligations Secured.* The Deed of Trust executed by CENTENNIAL R. TYSON-STEWART, provides that it secures the payment of the indebtedness in the original principal amount of \$198,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB as Owner Trustee of CFS15 Grantor Trust is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB as Owner Trustee of CFS15 Grantor Trust c/o CARRINGTON MORTGAGE SERVICES LLC, 500 N. State College Blvd., Suites 1030, 1300, and 1400, Orange, CA 92868 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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.**

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am Catherine Geddes whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4/9/26 I filed 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 Court.

FILED FOR RECORD  
2026 APR -9 A 10:04  
AMY L. VARNELL  
CASS COUNTY CLERK

