

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of May, 2026
Time: 10:00 AM or not later than three hours after that time
Place: AT Cass County Courthouse, 100 Houston, Linden, TX 75563 in Cass County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: November 21, 2023
Grantor(s): Vickey Jordan, A single Woman
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Swift Home Loans, Inc., its successors and assigns
Original Principal: \$184,280.00
Recording Information: Deed Inst.# 2023006930,
Current Mortgagee/Beneficiary: Lakeview Loan Servicing, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$184,280.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Cass
Property Description: (See Attached Exhibit "A")
Property Address: 2020 County Road 3673, Queen City, TX 75572
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

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CASS COUNTY CLERK

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SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

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.

/s/ Maisyn Oliver
Maisyn Oliver - Bar #: 24130719
Attorney for Lakeview Loan Servicing, LLC
Maisyn.Oliver@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Catherine Gaddis whose address is 2501 Pine St. I declare
under penalty perjury that Catherine G I filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

All that certain tract or parcel of land being a part of the R. D. SPAIN SURVEY, Abstract No. 943, Cass County, Texas, the subject tract being a part of a tract of land as conveyed to Patricia Jeffers by Warranty Deed recorded in Volume 1119, Page 531 of the Real Property Records of Cass County, Texas, also being a part of a 54.7 acre tract of land as conveyed to John T. Armstrong and wife, D. Michelle Armstrong, by Warranty Deed with Vendor's Lien recorded in Volume 1154, Page 257 of the Official Public Records of Cass County, Texas, the subject tract of land being all of Tract 1 (3.00 acres), Tract 2 (3.00 acres), and Tract 3 (3.00 acres) as conveyed to Colton F. Shown and wife, Allison N. Shown, by Warranty Deed with Vendor's Lien recorded as Instrument No. 2022000135 of the Official Public Records of Cass County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at a point for corner on the West side of County Road No. 3673 at the Southwest corner of the R. D. Spain Survey, Abstract No. 943, Cass County, Texas, and the Southeast corner of the John Baker Survey, Abstract No. 702, the Point of Commencing being the Southwest corner of a tract of land as conveyed to Richard Morrison by Warranty Deed with Vendor's Lien recorded as Instrument No. 2017002320 of the Official Public Records of Cass County, Texas; THENCE: N 00°30'13" E, 260.00 feet with the West line of said Spain Survey and said Morrison tract, same being the East line of said Baker Survey, to the Point of Beginning for the herein described tract of land, said corner being located on the West side of said County Road and being the Southwest corner of said Tract 1;

THENCE: N 00°30'13" E, 630.00 feet with the West line of said Spain Survey and the East line of said Baker Survey, along the West line of said Tract 1, Tract 3, and Tract 2, to a point for corner at the Northwest corner of said Tract 2; THENCE: S 89°42'23" E, passing a fence corner found on line at 51.6 feet and continuing for a total distance of 623.04 feet with the North line of said Tract 2 to a fence corner for corner at the Northeast corner of said Tract 2, said corner also being located on a West line of said Morrison tract; THENCE: S 00°30'13" W, 630.00 feet with the East lines of Tract 2, Tract 3, and Tract 1, same being a West line of said Morrison tract, to a ½" iron pin found for corner at the Southeast corner of said Tract 1; THENCE: N 89°42'23" W, passing a ½" iron pin found on line at 573.04 feet and continuing for a total distance of 623.04 feet with the South line of said Tract 1 and a North line of said Morrison tract to the Point of Beginning and containing 9.011 acres of land, more or less.