

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.

5965-602

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

2284 EAST FM 2092, MENARD, TEXAS 76859

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
MENARD COUNTY

RECORDED ON
AUGUST 22, 2011

UNDER DOCUMENT#
00013119

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

THE NORTH DOOR OF THE MENARD COUNTY COURTHOUSE,
BEING THE OUTSIDE DOOR ON THE NORTH SIDE FACING
AMERICAN LEGION PARK AND THE IMMEDIATE CONCRETE
PORCH AREA INCLUDING THE STEPS OR AS DESIGNATED BY THE
COUNTY COMMISSIONER'S OFFICE

DATE

JULY 5, 2022

TIME

10:00 AM - 1:00 PM

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 JACK CATRON and SHARON EDEN CATRON, provides that it secures the payment of the indebtedness in the original principal amount of \$270,000.00, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB4 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 mortgagor, 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.

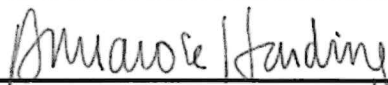
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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:

LINDA J. REPPERT, HOWARD WHITNEY, 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, BURR & 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

NAME

May 26 2022

Linda J. Reppert

Substitute

TRUSTEE

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EXHIBIT A – LEGAL DESCRIPTION for 2284 East FM 2092, Menard, Texas 76859

BEING 20.003 ACRES OUT OF THE CHRISTIAN BUSCH SURVEY NO 195, ABSTRACT NO. 54, AND BEING OUT OF AND A PART OF THAT CERTAIN PARENT TRACT DESCRIBED IN A DEED TO JACK CATRON, RECORDED IN VOL. 193, PG 349, OF THE MENARD COUNTY OFFICIAL PUBLIC RECORDS;

BEGINNING AT A 5/8" STEEL STAKE FOUND IN THE NORTH LINE OF F. M HIGHWAY 2092 AT THE SOUTHWEST CORNER OF A 30 FOOT LANE, THE SOUTHEAST CORNER OF SAID PARENT TRACT AND THE SOUTHEAST CORNER HEREOF;

THENCE WITH A SOUTH LINE HEREOF AND THE NORTH LINE OF SAID HIGHWAY, N 89 25 30 W, 197.02 FEET, A CALCULATED POINT, AND N 88 18 21 W, 21.20 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF A TRACT CALLED TO BE 0.500 ACRES IN A DEED TO SUSAN WILLIAMSON, RECORDED IN VOL. 207, PG. 308, OF SAID PUBLIC RECORDS, THE MOST SOUTHERLY SOUTHWEST CORNER HEREOF;

THENCE WITH A WEST LINE HEREOF AND THE EAST LINE OF SAID 0.500 ACRE TRACT, N 00 55 52 E, 202.27 FEET TO A 1/2" STEEL STAKE FOUND AT THE NORTHEAST CORNER OF SAID 0.500 ACRE TRACT, A RE-ENTRANT CORNER HEREOF;

THENCE WITH A SOUTH LINE HEREOF AND THE NORTH LINE OF SAID 0.500 ACRE TRACT, S 89 59 27 W, 223.36 FEET TO A 1/2" STEEL STAKE FOUND AT THE NORTHWEST CORNER OF SAID 0.500 ACRE TRACT, IN THE EAST LINE OF A 14.911 ACRE PARTITION TRACT OUT OF SAID PARENT TRACT, A SOUTHWEST CORNER HEREOF;

THENCE WITH A WEST LINE HEREOF AND THE EAST LINE OF SAID 14.911 ACRE TRACT, N 00 52 20 W, 1,614.74 FEET TO A 1/2" STEEL STAKE SET AT THE NORTHEAST CORNER OF SAID 14.911 ACRE TRACT, A RE-ENTRANT CORNER HEREOF;

THENCE WITH A SOUTH LINE HEREOF AND THE NORTH LINE OF SAID 14.911 ACRE TRACT, S 90 00 00 W, 389.14 FEET TO A 1/2" STEEL STAKE SET AT THE NORTHWEST CORNER OF SAID 14.911 ACRE TRACT IN THE EAST LINE OF THAT CERTAIN TRACT CALLED TO BE 91.06 ACRES IN A DEED TO HOWELL PARDUE, ET UX (NELDA JEAN), RECORDED IN VOL. 113, PG 700, OF THE MENARD COUNTY DEED RECORDS, THE MOST NORTHERLY SOUTHWEST CORNER HEREOF;

THENCE WITH A WEST LINE HEREOF AND THE EAST LINE OF SAID "PARDUE" TRACT, N 00 13 46 E, 568.74 FEET TO A 1/2" STEEL STAKE FOUND AT A SOUTHWEST CORNER OF THAT CERTAIN TRACT CALLED TO BE 78.17 ACRES IN A DEED TO EDDIE LEE NIXON, ET UX, RECORDED IN VOL. 108, PG 343, OF SAID DEED RECORDS, THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE HEREOF AND A SOUTH LINE OF SAID "NIXON" TRACT, N 87 33 57 E, 423.26 FEET TO A 1/2" STEEL STAKE FOUND AT A RE-ENTRANT CORNER OF SAID "NIXON" TRACT, THE MOST NORTHERLY NORTHEAST CORNER HEREOF;

THENCE WITH THE EAST LINE HEREOF AND THE WEST LINE OF SAID "NIXON" TRACT, S 00 07 01 W, 877.81 FEET, A 1/2" STEEL STAKE FOUND, S 73 02 29 E, 457.58 FEET, A 5/8" STEEL STAKE FOUND AT THE NORTHWEST CORNER OF SAID 30 FEET LANE, CONTINUING WITH THE EAST LINE HEREOF AND THE WEST LINE OF SAID 30 FOOT LANE, S 00 11 03 W, 654.44 FEET, A 5/8" STEEL STAKE FOUND, AND S 00 32 18 W, 740.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.003 ACRES.

Filed for Record in my Office
the 26th day of May 20 22
at 9:03 o'clock P. M.
Christy Cargile
County Clerk, Menard County, Texas
By: A. Leona, Deputy

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 May 26, 2022

NAME Linda J. Rappert

Substitute TRUSTEE