

AT 12:15 O'CLOCK 0 M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAR 15 2015
G. Goldman
BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY DEPUTY

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.

State of Texas)
)
County of Panola)

WHEREAS, by Texas Home Equity Security Instrument, dated April 9, 2015, Wade Hampton Bagley and Julia Bagley conveyed to Texas Pioneer Title, as Trustee(s), the property situated in Panola County, Texas, having the street address of 698 County Road 3062, Beckville, Texas 75631, to-wit:

See Exhibit "A"

(hereinafter referred to as the "Property") to secure that one certain Texas Home Equity Note therein described in the original principal amount of \$275,200.00, executed by Julia Bagley and Wade H. Bagley and made payable to Southwest Airlines Federal Credit Union (hereinafter referred to as the "Note"), which Texas Home Equity Security Instrument is recorded as Document No. 189454 in Volume 1821, Page 319, in the Real Property Records of Panola County, Texas (hereinafter referred to as the "Deed of Trust"); and

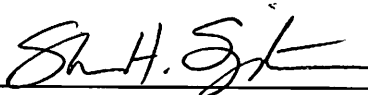
WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Texas Pioneer Title, Trustee(s) in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has

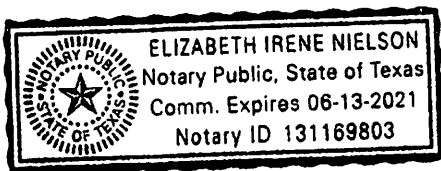
requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of August, 2019, at the earliest at 1:00 p.m. or within three hours after that time on the steps of the Panola County Courthouse, such steps being located on the east side of the Panola County Courthouse, Carthage, Texas or at such other location as may be designated by the County Commissioners Court of Panola County, Texas, I will begin to sell, for cash, the Property to the highest bidder. Said sale will occur between the earliest time to begin the sale as specified above and 4:00 o'clock p.m.

SIGNED this 11th day of July, 2019.


Sharon H. Sjoström
Substitute Trustee
Blalack & Williams, P.C.
4851 LBJ Freeway, Suite 750
Dallas, TX 75244
214/630-1916; 214/630-1112 (fax)

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned authority, on this the 11th day of JULY, 2019, to certify which witness my hand and seal of office.



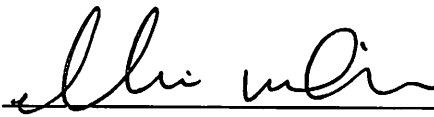

Notary Public in and for the State of Texas
My Commission Expires: JUNE 13, 2021

Exhibit "A"

TRACT ONE:

All that certain 10.00 acre tract of land, a part of the WILLIAM LaGRONE Survey, Abstract No. 390, Panola County, Texas, and being part of that certain 38.23 acre tract of land described in a deed from Mary A. Hull to Mary Linda Bagley, dated December 17, 1997, recorded in Vol. 1020, Page 802 of the Official Public Records of Panola County, Texas, and the said 10.00 acre subject tract is more particularly described as follows;

COMMENCING at the Northwest corner of the said 38.23 acre parent tract in the center of Panola County Road No. 3062, from which a 1/2-inch iron rod found for a reference corner bears South $14^{\circ} 42' 49''$ West at a distance of 21.18 feet;

THENCE South $14^{\circ} 42' 49''$ West with the West boundary line of the parent tract a distance of 264.39 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING of the herein described 10.00 acre subject tract at its Northwest corner;

THENCE South $14^{\circ} 42' 49''$ West continuing with the West boundary line of the parent tract a distance of 663.97 feet to a point for its Southwest corner in Martin's Creek, from which a 1/2-inch iron rod found for a reference corner bears North $14^{\circ} 42' 49''$ East at a distance of 37.67 feet;

THENCE with the center of Martin's Creek along its meanders and the South boundary line of the parent tract as follows;

South $82^{\circ} 08' 04''$ East a distance of 133.70 feet,

North $89^{\circ} 53' 12''$ East a distance of 280.67 feet,

South $50^{\circ} 19' 02''$ East a distance of 63.45 feet,

South $81^{\circ} 12' 00''$ East a distance 138.52 feet, and

South $83^{\circ} 49' 25''$ East a distance of 151.87 feet to a point for a corner, from which a 1/2-inch iron rod set for a reference corner bears North $7^{\circ} 29' 48''$ East at a distance of 50.00 feet;

THENCE North $7^{\circ} 29' 48''$ East a distance of 570.70 feet to a 1/2-inch iron rod set for the Northeast corner of the subject tract;

THENCE North $75^{\circ} 17' 11''$ West a distance of 677.85 feet to the Point of Beginning, containing a total area of 10.00 acres.

TRACT TWO

Proposed 30 Feet Wide Easement

All that certain 30 feet wide strip of land for easement purposes, located in the WILLIAM LaGRONE Survey, Abstract No. 390, Panola County, Texas, over and across that certain 38.23 acre tract of land described in a deed from Mary A. Hull to Mary Linda Bagley, dated December 17, 1997, recorded in Vol. 1020, Page 802 of the Official Public Records of Panola County, Texas, the center line of the said 30 feet wide strip of land being more particularly described as follows;

BEGINNING at a point in the center of Panola County Road No. 3062 in the North boundary line of the said 38.23 acre parent tract, which bears South $78^{\circ} 28' 15''$ East a distance of 244.99 feet from the Northwest corner of the said parent tract;

THENCE with the center line of an existing driveway as follows;

South 1° 21' 00" East a distance of 103.79 feet,
South 6° 41' 15" West a distance of 71.79 feet, and
South 19° 25' 31" West a distance of 107.53 feet to the terminus point of this center line description in the North boundary line of a 10.00 acre tract also surveyed this date, at a point which bears North 75° 17' 11" West a distance of 403.33 feet from a 1/2-inch iron rod set for the Northeast corner of the said 10.00 acre tract.

The Company is prohibited from insuring the area or quantity of the land described above. Any statement in the legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

FOR INFORMATIONAL PURPOSES ONLY: The above described property is also known as 698 County Rd 3062 and , Beckville and , Texas 75631 and .