

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/8/2011

Grantor(s)/Mortgagor(s):
VERN BERGGREN, SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR EVERETT FINANCIAL, INC. DBA SUPREME
LENDING, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

FILED FOR RECORD
IN MY OFFICE
AT 2:21 O'CLOCK P M

Recorded in:
Volume: 1618
Page: 770
Instrument No: 158652

Property County:
PANOLA

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY Goldman DEPUTY

Mortgage Servicer:
Bank of America, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"

Date of Sale: 9/3/2019

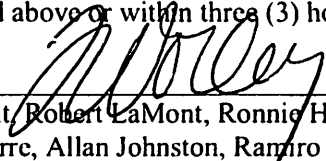
Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: Panola County Courthouse, 110 S. Sycamore, Cathage, TX 75633 OR IN
THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002
OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

**Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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**


Sheryl LaMont, Robert LaMont, Ronnie Hubbard,
Sharon St. Pierre, Allan Johnston, Ramiro Cuevas,
Aurora Campos, Jonathan Harrison, Shawn Schiller,
Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa
Bruno, Ronda Tyler, Meryl Olsen, Terri Worley or
Lisa DeLong, Carol Hampton, Jeffrey Hampton,
Sharon St. Pierre or Allan Johnston
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-71164-HE
Loan Type: Conventional Residential

TX-19-71164-HE

EXHIBIT "A"

All that certain 3.33 acre lot, tract or parcel of land located in the Adolphus Moorman Survey, A-427, City of Carthage, in Panola County, Texas. Said tract being all of a called 3.036 acre "Tract One", and all of a called 0.476 acre "Tract Two" conveyed from Jennifer Craig to Michael Crouch and Charlotte Crouch, recorded in Vol. 1317, Page 200, Official Public Records of Panola County, Texas (OPROPCT), and being more particularly described as follows:

BEGINNING at a ½" iron rod, found for corner at a 2 ½" iron fence corner post on the northeast R.O.W. of Loop 346. Said corner being the most westerly NWC of this tract, the NWC of "Tract Two", and the SWC of the residue of a called 25.0 acre Walta Nell Pippen Cooke tract described in Vol. 906, Page 569, and Vol. 412, Page 443, Deed Records of Panola County, Texas (DROPCT);

THENCE with the common south and east lines of said Cooke tract the following courses and distances:

- 1) N80°05'08"E, 186.75 feet, to a 2 ½" iron pipe, found for corner at a 3" iron fence corner post;
- 2) N17°09'55"W, 145.74 feet, to a ½" iron rod with J. Roberts plastic cap, set for corner, from which a 3" iron fence corner post bears N09°32'32"W, 8.20 feet. Said iron rod corner being the most northerly NWC of this tract, the NWC of "Tract One", and the SEC of the residue of a Lot 9 S.H. Boren & others tract from the partition of 30.615 acres recorded in Vol. 253, Page 150 (DROPCT);

THENCE with the south line of Lots 9, 8, 7 and 6 the following courses and distances:

- 1) N72°20'05"E, 153.53 feet (called 164.0'), to a ½" iron rod with J. Roberts plastic cap, set for corner, from which a 3" iron fence corner post bears S22°36'15"E, 14.50 feet;
- 2) S63°09'55"E, 68.38 feet, to a ½" iron rod with J. Roberts plastic cap, set for corner;
- 3) S55°47'55"E, 321.91 feet, to a ½" iron rod with J. Roberts plastic cap, set for corner on the northwest R.O.W. of Dixie Lake Road, from which an "X-Tie" fence post bears N87°09'53"W, 3.0 feet. Said iron rod corner being the most easterly corner of this tract, the most easterly corner of "Tract One", and on the southeast line of Lot 6;

THENCE with the northwest R.O.W. of Dixie Lake Road, then the northeast R.O.W. of Loop 346 the following courses and distances:

- 1) S41°41'03"W, 102.81 feet, to a concrete highway monument, found for corner;
- 2) S37°59'00"W (Base Bearing), 170.11 feet, to a concrete highway monument, found for corner;
- 3) S72°48'45"W, 102.81 feet, to a concrete highway monument, found for corner;
- 4) N56°38'24"W, 374.18 feet, to a concrete highway monument, found for corner;
- 5) N46°19'35"W, 42.43 feet, to the Place of Beginning containing 3.33 acre more or less.

Note: All bearings in this survey based on the southeast line of this tract, from a deed in Vol. 1317, Page 200 (OPROPCT).

Plat Accompanies This Description.