

Notice of Foreclosure Sale

JUL 13 2020

1. *Property to Be Sold.* The property to be sold is described as follows:

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY G. Goldine DEPUTY

Lot No. Seven (7) of the Applegate Acres Subdivision, part of the J.A. Powers Survey, Abstract No. 544, in Panola County, Texas, as shown by the plat of said subdivision recorded in Volume 610, Page 51, Deed Records, Panola County, Texas, to which plat and its record, reference is here made for further description of said lot and all other purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 1850, Page 722, Official Public Records, Panola County, Texas.

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

Date: August 4, 2020

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: One the steps of the Panola County Courthouse, such steps being located on the east side, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

The deed of trust permits the beneficiary to abandon the sale. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the deed of trust executed by The Madonna M. Ashmore Group, LLC, a Texas limited liability company.

The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

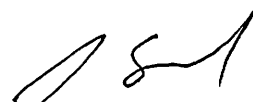
6. *Indebtedness Secured.* The deed of trust recorded in Volume 1850, Page 722, Official Public Records of Panola County, Texas provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the promissory note dated November 17, 2015 in the original principal amount of \$162,095.00, executed by The Madonna M. Ashmore Group, LLC, a Texas limited liability company, payable to the order of Security State Bank, N.A., a branch of the First National Bank of Gilmer; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Security State Bank, N.A., a branch of First National Bank of Gilmer is the current owner and holder of the Obligations and is the beneficiary under said deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary at 206 US Hwy 271 N., Gilmer, Texas 75644, #(903) 843-4100.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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: July 13, 2020



J. Scott Miller, Substitute Trustee
1516 Judson Road
Longview, Texas 75601
P: (903) 757-8900