

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PANOLA County

Deed of Trust Dated: August 29, 2008

Amount: \$124,000.00

Grantor(s): CAROL ANNETTE PYLE and CLAUDE VINCENT PYLE

Original Mortgagee: TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

Current Mortgagee: SELECT PORTFOLIO SERVICING, INC.

Mortgagee Address: SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Recording Information: Document No. 134433

Legal Description: SEE EXHIBIT A

Date of Sale: February 4, 2020 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the PANOLA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHERYL LAMONT OR ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, CAROL HAMPTON, PATRICK ZWIERS, DARLA BOETTCHER, SHAWN SCHILLER, ALLAN JOHNSTON, RAMIRO CUEVAS, RONDA TYLER, RONNIE HUBBARD, AURORA CAMPOS, JONATHAN HARRISON, DANA KAMIN, LISA BRUNO, MERYL OLSEN, TERRI WORLEY, LISA DELONG, PAT WALKER, SUE SPASIC, ZORAN SPASIC OR JEFFREY HAMPTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

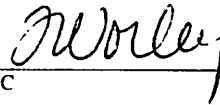
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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.

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.



HUGH J. V. CONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-000987



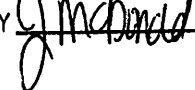
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED FOR RECORD
IN MY OFFICE

AT 2:15 O'CLOCK P M

DEC 12 2019

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS

BY  DEPUTY



BLACKALLER ENGINEERING

Civil Engineering & Surveying
P.O. Box 10231 Longview, Texas 75608
PH. (903) 759-5048 FAX (903) 297-3086

STATE OF TEXAS
COUNTY OF GREGG

FIELD NOTES OF 0.416 ACRE OF LAND

Doc 134433
Bk OR
Vol 1466
Pg 20

Being 0.416 acre of land situated in the George Goodwin Survey, A-224, Panola County, Texas, and being the east one-half of Lot 3 and all of Lot 4, Block 248C, of Patterson Place No. 2, an addition to the City of Carthage, according to the plat of said addition recorded in Vol. 642, Pg. 801, of the Deed Records, Panola County, Texas (DRPCT), and being the same tract of land (designated Tract Two) described in deed from Floyd Eugene Bush to Doris Bush, recorded in Vol. 1438, Pg. 283, Official Public Records, Panola County, Texas (OPRPCT), and being more particularly described as follows:

BEGINNING at a 3/8" steel rebar found in the north right-of-way (ROW) line of Rebecca Drive for the SW Corner of Lot 5 of said Block 248C, same being the SE Corner of said Lot 4 and the SE Corner of this tract;

THENCE: S 80 deg 28' 23" W, with and along the said north ROW line of Rebecca Drive and the south line of said Lot 4, 98.28 feet, to a 3/8" steel rebar found for the SE Corner of said Lot 3 and the SW Corner of said Lot 4;

THENCE: S 79 deg 12' 00" W, with and along the said north ROW line of Rebecca Drive and the south line of said Lot 3, 49.72 feet, to a 5/8" steel rebar found for the SE Corner of the Dorothy J. Landroop 0.278 acre tract (Deed Reference: Vol. 1382, Pg. 744, OPRPCT), and being the SW Corner of this tract, from which a 5/8" steel rebar found for the SW Corner of the Landroop tract bears S 81 deg 21' 07" W, 97.41 feet;

THENCE: N 03 deg 04' 48" W, across said Lot 3 and along the east line of the said 0.278 acre tract, 123.50 feet, to a 3/8" steel rebar found in the south line of Northwest Addition (Deed Reference: Vol. 310, Pg. 624, DRPCT) and the north line of Lot 3, for the NE Corner of the 0.278 acre tract and being the NW Corner of this tract;

THENCE: N 80 deg 03' 20" E, along the said south line of Northwest Addition and the north line of said Lot 3, 49.37 feet, to a 3/8" steel rebar found for the NW Corner of said Lot 4 and the NE Corner of Lot 3;

THENCE: N 80 deg 28' 15" E, along the said south line of Northwest Addition and the north line of said Lot 4, 99.89 feet, to a 3/8" steel rebar found for the NW Corner of said Lot 5, same being the NE Corner of said Lot 4 and the NE Corner of this tract, from which a found 1/2" steel rebar bears N 81 deg 38' 13" W, 0.42 feet;

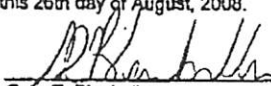
THENCE: S 02 deg 28' 28" E, along the west line of said Lot 5 and east line of said Lot 4, 122.91 feet, to the POINT OF BEGINNING and containing 0.416 acre of land.

SURVEYOR'S CERTIFICATE

I, Gary E. Blackaller, Registered Professional Land Surveyor No. 4445, do hereby certify that the above field notes and attached plat correctly represent the results of a survey made on the ground by personnel under my supervision. This survey is in substantial compliance with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II survey and does not include a determination of flood zone boundaries.

Witness my Hand and Official Seal, this 26th day of August, 2008.




Gary E. Blackaller
Registered Professional Land Surveyor No. 4445

Blackaller Engineering
Civil Engineering & Surveying
Job No. 080842P

P.O. Box 10231
Longview, TX 75608
(903) 759-5048