

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PANOLA County

Deed of Trust Dated: March 10, 2003

Amount: \$47,400.00

Grantor(s): CAROLYN W DANSBY and G DAMON DANSBY

Original Mortgagee: WASHINGTON MUTUAL BANK, FA

Current Mortgagee: Bayview Loan Servicing LLC

Mortgagee Address: Bayview Loan Servicing LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 83975

Legal Description: SEE EXHIBIT A

Date of Sale: August 1, 2017 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, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, CAROL HAMPTON, TERRI WORLEY, LISA DELONG, DARLA BOETTCHER, SHAWN SCHILLER, ALLAN JOHNSTON 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

KRB

KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-000776

Carol Hampton

SHERYL LAMONT OR ROBERT LAMONT, DAVID SIMS, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, CAROL HAMPTON, TERRI WORLEY, LISA DELONG, DARLA BOETTCHER, SHAWN SCHILLER, ALLAN JOHNSTON
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

FILED FOR RECORD
IN MY OFFICE

AT 11:55 O'CLOCK A M

JUN 22 2017

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY *G. M. G. G.* DEPUTY

EXHIBIT A

VOL 1179 PAGE 53

All that certain 1000 Acre tract of land in the Bononi Lovell Survey, A-400 in
Panola Co., TX. Being all of that same 248 Acre tract of land described in
Release of Lien to G. Damon Danahy et ux. As recorded in Vol. 1082, Pg. 482 of
the Real Property Records of Panola Co., TX, said 1000 Acre tract is more
particularly described by reason and bounds as follows:

BEGINNING at a Railroad Spike set in the center of Co. Rd. #3224 for the Northeast corner of
this described tract;

THENCE: S 00° 31' 15" E (Bearing East's Solar Observation), at 28.78' pass a 3/4" Rebar set for
reference on the South side of said road, continuing a total distance of 262.55' along a new
line to a 3/4" Rebar set for the Southeast corner of this described tract;

THENCE: West, 170.00' along a new line to a 3/4" Rebar set for the Southwest corner of this
described tract;

THENCE: N 00° 34' 06" W, at 215.77' pass a 3/4" Rebar set for reference on the South side of
said road, continuing a total distance of 249.77' along a new line to a Railroad Spike set in the
center of said road for the Northwest corner of this described tract, from which the Northwest
corner of said Danahy tract bears S 85° 41' 14" W, 20.04';

THENCE: N 85° 41' 14" E, 170.50' along said corner to the Point of Beginning, containing 1000
Acres of land, more or less.

SAVE AND EXCEPT all right, title and interest in and to all easements and rights-of-
way of record and apparent on the ground burdening the above described tract
with all privileges appurtenant thereto including but not exclusively all rights of
ingress and egress.

SAVE AND EXCEPT all right, title and interest in and to all oil, gas and other minerals,
together with right of ingress and egress, mining and oil drilling privileges
appurtenant thereto, heretofore reserved or conveyed by predecessors in title.

SIGNED FOR IDENTIFICATION:

