

FILED FOR RECORD
IN MY OFFICE

AT 3:16 O'CLOCK P M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAR 16 2017

PANOLA County
Deed of Trust Dated: January 6, 2012
Amount: \$83,256.00
Grantor(s): ADRIENNE FIELDS and BOBBY G FIELDS

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY Eme Goldme DEPUTY

Original Mortgagee: VILLAGE CAPITAL & INVESTMENT, LLC
Current Mortgagee: VILLAGE CAPITAL & INVESTMENT LLC

Mortgagee Address: VILLAGE CAPITAL & INVESTMENT LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 164620

Legal Description: SEE EXHIBIT A

Date of Sale: June 6, 2017 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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.

CAROL HAMPTON OR TERRI WORLEY OR LISA DELONG 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: 2014-023997

Carol Hampton
CAROL HAMPTON OR TERRI WORLEY OR LISA DELONG
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

STATE OF TEXAS

COUNTY OF PANOLA

Before me, the undersigned authority, on this 16 day of March 2017, personally appeared Carol Hampton, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

C. Townsend

NOTARY PUBLIC, STATE OF

TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-023997



**Exhibit A
Legal Description**

Being all of that certain lot, tract or parcel of land located in the James Asher Survey, Abstract No 5, Panola County, Texas and being the same called 1.0 acre tract of land described in Deed to Genever Fields recorded in Volume 650, Page 733 of the Deed Records of Panola County, Texas (DRPCT). Said lot, tract or parcel of land being more particularly described as follows:

Beginning at a 1/2" iron rod set at the NW corner of this tract, the NE corner of the James Smith 1.0 acre tract and on the south side of County Road 337;

Thence S 88°16'57" E, 183.95 feet (Deed Call: 210.00 feet) to a railroad tie fence corner post at the occupied NE corner of the Fields tract and the northern most northwest corner of the Craig Lawless 28.17 acre tract of land described in Deed recorded in Volume 906, Page 535 of the DRPCT;

Thence S 07°14'51" E, 202.96 feet (Deed call: S6°45'E, 210 feet) along a barbed wire/chain link fence line and the occupied common line of the Lawless and Fields tracts to a 2" metal fence corner post at the SE corner of the Fields tract;

Thence N 88°45'00" W (Reference Bearing), 208.91 feet (Deed Call: 210 feet) along a barbed wire/chain link fence line and the occupied common line of the Lawless and Fields tracts to a 2" metal fence corner post at the SW corner of the Fields tract and the SE corner of the Smith tract;

Thence N 00°10'18" W, 202.30 feet (Deed Call: N 6°45'W, 210 feet) along a chain link fence line and the occupied common line of the Fields and Smith tracts to the point of beginning

and containing 0.91 acre of land more or less.

Together with the Mobile Home situated thereon which is affixed to the aforementioned real property (as evidenced by Statement of Ownership and Location filed in Volume 1596 Page 658) and incorporated herein and which is intended by all parties to constitute a part of the realty and to pass with it.

Said Mobile Home is identified as follows:

Year/Make(Manufacturer)/Model: 2010/Clayton Homes/38PNH28483AH10
Serial Number(s): CSS011486TXA and CSS011486TXB
Label/Seal Number(s): HWC0411844 and HWC0411845

Commonly known as: 1392 CR 337, De Berry, TX 75639

Parcel Number: 4978