

JAN 13 2017

NOTICE OF FORECLOSURE SALE

January 13, 2017

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY Erin G. Gold DEPUTY

STATE OF TEXAS

COUNTY OF PANOLA

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§ KNOW ALL MEN BY THESE PRESENTS:
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WHEREAS, by that certain Deed of Trust, dated September 15, 2006, Leonard Ray Hodge, Jr. ("Grantor"), conveyed to Robert A. Sherman, Trustee, for the benefit of J. Lloyd Woods ("Original Beneficiary"), the property situated in Panola County, Texas:

All that certain 6-acre tract or parcel of land situated in Panola County, Texas, in the J.M. Bradley Survey, A-49, and being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes,

(herein the "Property") to secure that certain Real Estate Lien Note therein of even date, executed by Grantor and payable to Original Beneficiary, in the original principal amount of Sixty Six Thousand Six Hundred Thirty Two and 37/100 Dollars (\$66,632.37) as modified by that certain Modification of Promissory Note and Liens dated November 15, 2013 in the principal amount of \$72,516.89 executed by Grantor and payable to East Texas Baptist University as beneficiary of the estate of Java Lloyd Woods (collectively, the "Note"), which Deed of Trust is recorded in Volume 1337, Page 684 of the Official Public Records of Panola County, Texas ("Deed of Trust");

WHEREAS, the Original Beneficiary died on February 17, 2008, and the Estate's interest in the Note and lien has been transferred to the Estate's beneficiary, East Texas Baptist University ("Beneficiary"), and Beneficiary is the current holder of the Note and lien;

WHEREAS, the undersigned has been appointed Substitute Trustee ("Substitute Trustee") in the place of said original Trustee pursuant to the terms of the Deed of Trust;

WHEREAS, default has occurred under the terms of the Note, secured by the Deed of Trust, the unpaid principal and accrued interest of the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy the indebtedness; and

WHEREAS, the Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of February, 2017, between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter, I will sell, for cash; the Property at the Panola County Courthouse, Carthage, Texas, to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness. The sale will be conducted in the area of the Courthouse designated by the Commissioner's Court of said county, pursuant to Section 51.002 of the Texas Property Code as amended (in the area near the front door as designated by the Panola County Commissioner's Court located at 110 South Sycamore Street, Carthage, Texas 75633).

If Beneficiary passes the Foreclosure 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 Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

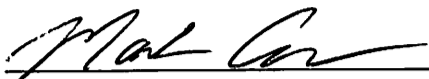
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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 services to the sender of this notice immediately.

WITNESS MY HAND this 13th day of January, 2017.



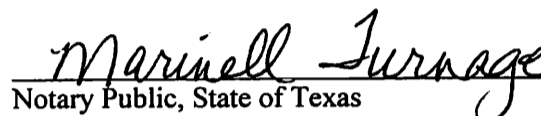
Mark Carey, Trustee
1601 Elm Street, Suite 1700
Dallas, Texas 75201

STATE OF TEXAS

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COUNTY OF DALLAS

This instrument was acknowledged by me on this 13th day of January, 2017, by Mark Carey.



Notary Public, State of Texas



After Recording Return to:
Baptist Foundation of Texas
1601 Elm Street, Suite 1700
Dallas, Texas 75201-7241
Attn: J. Russell Page

Prepared in the Law Office of:
J. Russell Page
1601 Elm Street, Suite 1700
Dallas, Texas 75201-7241
214/922-0125
Texas State Bar No. 24046578

EXHIBIT "A"

All that certain tract or parcel of land situated in Panola County, Texas, to-wit:

FIRST TRACT: All that certain two (2) acre tract of land situated in Panola County, Texas, being a part of the J. M. Bradley Survey, A-49, about 12 miles South of the town of Carthage, Texas, and being more particularly described as follows, to-wit:

BEGINNING at the Hicks' Southeast corner, a pine knot; **THENCE** S. 28 E. 132 vrs. to Texas and Gulf right-of-ways, a pine knot;
THENCE with said right-of-way in a Northerly direction to corner on W. T. Knight's North boundary line and W. J. Dubose's South boundary line, a stake;
THENCE N. 62 E. 157 vrs. to the Place of Beginning, and containing about two (2) acres of land, more or less.

SAID above tract being the same two (2) acre tract described in that certain Deed from W. T. Knight, et ux, to J. L. Hall, recorded in Volume 26, Page 290, Deed Records, Panola County, Texas.

SECOND TRACT: All that certain four (4) acre tract of land situated in Panola County, Texas, being about one mile Southeast from Gary, Texas, and a part of the J. M. Bradley Survey, A-49, said land lying Northeast of the Main line of the Santa Fe Railroad and South of Beech Creek. Said four acre tract having as its Southwest boundary the Santa Fe Railroad right-of-way; the Southeast boundary of said tract being the J. L. Hall tract; said tract's Northeast boundary being the J. A. Marshall tract to Beech Creek and with the meanders of said Beech Creek back to the Santa Fe Railroad right-of-way and containing four (4) acres or land, more or less.

SAID four (4) acre tract being the same four acre tract of land described in that certain Deed from W. J. Dubose, et ux, to J. L. Hall, recorded in Volume 29, Page 14, Deed Records, Panola County, Texas.

together with (a) 1996 Galaxy manufactured home, Label Nos. PFS0375785 and PFS0375786, Serial Nos. AH01963402B and AH01963402A; and (b) 1992 Sheraton manufactured home, Label Nos. TEX0459431 and TEX049432, Serial Nos. 12316913A and 12316913B.