

FILED FOR RECORD
IN MY OFFICE
AT 3:24 O'CLOCK P M

Notice of Foreclosure Sale

DEC 28 2017

Deed of Trust ("Deed of Trust"):

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY P. Woodard DEPUTY

Dated: June 10, 2015

Grantor: DOMINGO ZAMARRIPA and PRISCILLA ZAMARRIPA

Trustee: CHRIS M. ERVIN

Lender: BILLY LANGFORD

Recorded in: Volume 1838, Page 37 of the Official Public Records of Panola County, Texas.

Legal Description of Property To Be Sold:

All that certain tract of land described in a Warranty Deed with Vendor's Lien recorded in Volume 1838, Page 31, of the Official Public Records, Panola County, Texas, also described in a Deed of Trust recorded in Volume 1838, Page 37, of the Official Public Records, Panola County, Texas; and being further described in a Texas Special Warranty Deed dated May 23, 2006, from Mid-State Trust VIII o Roy D. Tatum and Karen Y. Tatum and file of record in Volume 1325 Page 714 of the Official Public Records of Panola County, Texas, and being further described in a Warranty Deed from Roy D. Tatum and wife Karen Y. Tatum to Billy J. Langford and filed in Volume 1375, Page 533 of the Official Public Records of Panola County, Texas.

Secures: Realestate Lien Note ("Note") in the original principal amount of \$39,500.00, executed by DOMINGO ZAMARRIPA and PRISCILLA ZAMARRIPA ("Borrower") and payable to the order of Lender

Substitute Trustee: Larry Fields

Substitute Trustee's Address: P.O. Box 129, Carthage, TX, 75633

Foreclosure Sale:

Date: Tuesday, February 6, 2018

- Time:** The sale of the Property will be held 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.
- Place:** Panola County Courthouse in Carthage, Texas, at the following location: East side of the Panola Country Courthouse, at the steps of the courthouse.
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that BILLY LANGFORD's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, BILLY LANGFORD, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

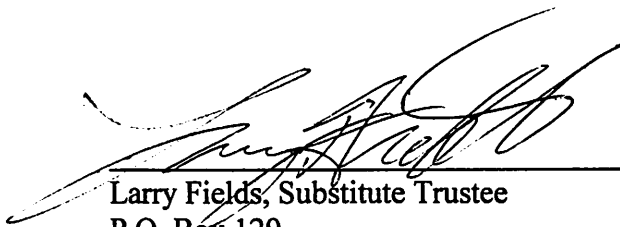
If BILLY LANGFORD passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 BILLY LANGFORD. 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, Substitute 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 Substitute 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 service to the sender of this notice immediately.


Larry Fields, Substitute Trustee
P.O. Box 129
Carthage, TX 75633
Telephone (903) 693-8888

STATE OF TEXAS COUNTY OF PANOLA FILED FOR RECORD
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of PANOLA County, Texas as stamped hereon by me. OFFICIAL PUBLIC RECORDS Dec 28, 2017 03:18P
Bobbie Davis, COUNTY CLERK
PANOLA COUNTY, TEXAS

Dec 28, 2017 03:18P

Bobbie Davis, COUNTY CLERK
BY: Paige Woodard, Deputy
PANOLA COUNTY, TEXAS