

FILED FOR RECORD
IN MY OFFICE

AT 12:00 O'CLOCK P M

FEB 04 2016

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PANOLA County
Deed of Trust Dated: October 31, 2013
Amount: \$144,827.00
Grantor(s): BRIANT LOWREY

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY J Endrey DEPUTY

Original Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE
Current Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Mortgagee Address: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 179046

Legal Description: SEE EXHIBIT "A"

Date of Sale: March 1, 2016 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. app. Section 501 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


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-009876


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

BEING 3.013 acres of land situated in the Elijah Decker Survey, Abstract 169, Panola County, Texas and being all of that certain called 3.26 acre tract as described in a deed from Ervin L Fuller, et ux to Billy Jim Pierce, et ux dated February 22, 1978 and recorded in Volume 631, Page 199 of the Deed Records of Panola County, Texas; said 3.013 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the Southeast corner of the above referenced Pierce tract and the Southwest corner of a called 2 acre tract as recorded in Volume 738, Page 359 of said deed records and being in the North margin of County Road 316;

THENCE with the South boundary line of said Pierce tract and the North margin of County Road 316 the following courses and distances: North 83°02'27" West, 172.58 feet; North 86°07'11" West, 57.85 feet; South 88°21'35" West, 76.73 feet and South 81°01'24" West, a distance of 193.94 feet to a 1/2 inch iron rod set for the Southwest corner of said Pierce tract and the Southeast corner of a called 30.451 acre tract as recorded in Volume 562, Page 32 of said deed records;

THENCE North 06°59'11" East, a distance of 293.87 feet with the occupied West boundary line of said Pierce tract and the occupied East boundary line of said 30.451 acre tract to a 1 inch iron pipe found for the Northwest corner of said Pierce tract and the Southwest corner of a called 92.706 acre tract as recorded in Volume 986, Page 531 of said deed records;

THENCE East, a distance of 482.51 feet with the North boundary line of said Pierce tract and the South boundary line of said 92.706 acre tract to a 2 1/4 inch iron pipe found for the Northeast corner of said Pierce tract and the Northwest corner of the above mentioned 2 acre tract;

THENCE South 05°17'57" West, a distance of 282.25 feet with the occupied East boundary line of said Pierce tract and the occupied West boundary line of said 2 acre tract back to the place of beginning and containing 3.013 acres of land.