

FILED FOR RECORD
IN MY OFFICEAT 4:27 O'CLOCK P M**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

AUG 15 2017

THE STATE OF TEXAS §

COUNTY OF PANOLA §

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

WHEREAS, pursuant to that one certain Deed of Trust hereinafter referred to as the "Deed of Trust" date April 30, 2013 effective November 1, 2012 which was executed by Wendy Adams & Jack Adams, hereinafter referred to as the "Mortgagor", said Mortgagor conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "Property" which is situated in Panola County, Texas to J. Fred Bayliss, as Trustee, hereinafter referred to as the "Trustee" and thereafter the aforesaid Deed of Trust was duly recorded under Instrument Document No 175504 of the Official Records of the County Clerk of Panola County, Texas: said Property is described as follows:

See Attached Exhibit "A"

together with all improvements thereon and further includes all other property set forth in the aforesaid Deed of Trust, to secure the payment of (1) one certain Real Estate Lien Note dated April 30, 2013 effective November 1, 2012, in the original principal amount of \$55,000.00, which was executed by Mortgagor and payable to the order of First Street Mortgage, LTD, for the benefit of First Street Mortgage, LTD, hereinafter referred to as the "Beneficiary".

WHEREAS, the Beneficiary has duly appointed in writing per an Appointment of Substitute Trustee dated the 14th day of August, 2017, duly recorded under Vol 1930 Pg 700 of the Official Public Records of Panola County, Texas, Brett Falcone as Substitute Trustee under the aforesaid Deed of Trust; and

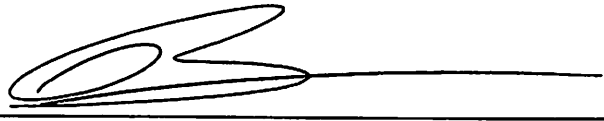
WHEREAS, the aforesaid Note and Deed of Trust are in default and the entire unpaid balance thereof is due and payable and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

WHEREAS, the Beneficiary has directed said Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days notice and the recording of a Notice in the Panola County Clerk's Office giving the time, place, and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, Brett Falcone, Substitute Trustee, hereby give notice that I will, after due posting, publication, and

filing of this Notice, and after having giving written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt request, to debtor obligated to pay the Note and indebtedness secured by the aforesaid Deed of Trust, at the last known address of such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the area in the Panola County Courthouse which has been designated by the Commissioner's Court for the conducting of trustee sales, in the City of Carthage, Panola County, Texas, at a time no earlier than 11:00 o'clock a.m., or within four hours after that time, but in no event will such sale occur beyond 3:00 o'clock p.m., on the first Tuesday in **SEPTEMBER**, the same being the 5st day of **SEPTEMBER**, 2017.

EXECUTED ON THE 14TH day OF AUGUST, 2017

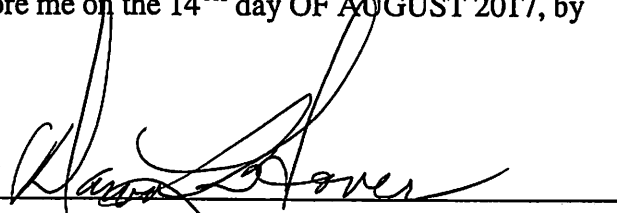
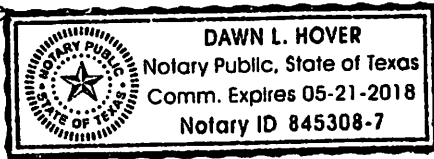


Brett Falcone, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 14TH day OF AUGUST 2017, by Brett Falcone



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

TRACT ONE:

BEING all that certain lot or parcel of land, a part of the A. DuBoise Survey, A-159, Panola County, Texas, about 8 miles N of the Town of Carthage, Texas, and being that certain Lot 11 as shown and described on the Plat of the **L.I. REEVES SUBDIVISION** of an original 120 acre tract of land, more or less, of said survey and which Plat of said Subdivision is of record in Volume 3, Page 383 of the Plat Records of Panola County, Texas, to which reference is here made for all pertinent purposes and which said lot is further described as follows:

BEGINNING at the NW corner of Lot 10 of said Subdivision, on the SE side of US Highway 59 and on the N line of the original 120 acre tract;

THENCE S 34° E 200' to the NE corner of Lot 10, a stake for corner;

THENCE N 36° E 100' to the SE corner of Lot 12 of said Subdivision;

THENCE N 34° W 200' to the SW corner of Lot 12 of said Subdivision, a stake on the SE line of said US Highway 59;

THENCE S 36° W 100' to the **PLACE OF BEGINNING**.

TRACT TWO:

BEING all that certain lot, tract or parcel of land, and being a part of A. DuBoise Survey, A-159, about 8 miles N of Carthage, Texas, being out of a tract of an original 120 acre tract of land owned by L.I. Reeves, on SW side of US Highway 59, and being Lot 12 of the **L. I. REEVES SUBDIVISION**, as shown by Plat recorded in Volume 3, Page 383 of the Plat Records of Panola County, Texas, said lot is further described as follows:

THENCE N 34° W 200' to the SW corner of said Lot 13 of said Subdivision, stake in the N line of original 120 acres and in the S line of said US Highway 59;

THENCE running approximately S 36° W with NW line of original tract and with said US Highway 59, at 100' a stake in the NW corner of Lot 11 of said Subdivision;

THENCE S 34° E 200' to the SE corner of Lot 2 and the NE corner of Lot 11 of said Subdivision;

THENCE N 36° E 100' to the SE corner of Lot 13 and **PLACE OF BEGINNING** and being the same land described in Deed dated November 14, 1951, executed by Mrs. Carrie Fort to Ervin Davidson and Mrs. Mae Davidson, recorded in Volume 315, Page 269, Deed Records of Panola County, Texas.

Doc Bk Vol Pg
203589 OR 1930 707

STATE OF TEXAS COUNTY OF PANOLA
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

FILED FOR RECORD

Aug 15, 2017 04:26P

Bobbie Davis, COUNTY CLERK
PANOLA COUNTY, TEXAS

Aug 15, 2017 04:26P

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