

FILED FOR RECORD
IN MY OFFICE
AT 2:35 O'CLOCK P M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JAN 26 2017

PANOLA County
Deed of Trust Dated: June 11, 2003
Amount: \$114,000.00
Grantor(s): TIMOTHY T HOOVER

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY Tindley DEPUTY

Original Mortgagee: SHARRON J. HAGERUD
Current Mortgagee: M & T BANK

Mortgagee Address: M & T BANK, P. O. Box 1364, Buffalo, NY 14240-1364

Recording Information: Document No. 85832

Legal Description: SEE EXHIBIT A

Date of Sale: March 7, 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 SERVICE


RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-017443

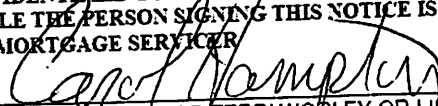

CAROL HAMPTON OR TERRI WORLEY OR LISA DELONG
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

EXHIBIT A

Property (including any improvements):

Being 5.5132 acre tract of land, more or less, a part of the DANIEL TUTTLE SURVEY, A-662, Panola County, Texas, and being the same land described in a deed from Arnie Clakley and wife, Leonora Cole Clakley, to Barbara C. Bell, dated June 11, 1992, recorded in Volume 897, Page 585, Deed Records of Panola County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod with cap #4092, set in the East margin of FM Highway No. 31, (80' R/W) and in the South margin of County Road No. 3133, for the Southwest corner of the David Ray Butler 1 acre tract, (ref. vol. 895, pg. 459) and the Northwest corner of this tract.

Thence with said Highway margin, South 0 deg. 56 min. 08 sec. East 397.00 feet to a 1/2 inch iron rod found for the Westmost Northwest corner of the Dr. Robert Tiller 39.635 acre residue of a called 44.536 acre tract, (ref. vol. 888, pg. 539), and the Southwest corner of this tract;

Thence North 89 deg. 57 min. 47 sec. East - 605.00 feet to a 1/2 inch iron rod found for a re-entrant corner of said Tiller tract and the Southeast corner of this tract;

Thence North 0 deg. 56 min. 08 sec. West - 397.00 feet to a 1/2 inch iron rod found in the South line of the Leo McGill 78 acre tract, (ref. vol. 991, pt. 362), for the Northmost Northwest corner of said Tiller tract and the Northeast corner of this tract;

Thence South 89 deg. 57 min. 47 sec. West, (ref. bearing for this survey as per Survey of Tiller 39.3650 acres), - 605.00 feet to the point of Beginning and containing 5.5132 acres of land.

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