

NOTICE OF FORECLOSURE SALE

MAY 11 2020

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows: BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY J. M. [Signature] DEPUTY

All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on Exhibit A attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, June 2, 2020.**

Time: The sale shall begin no earlier than **10:00 a.m.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 p.m.**

Place: **The sale will take place at the Panola County Courthouse at the place designated by the Panola County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 204336, Volume 1935, Page 650 in the Real Property Records of Panola County, Texas, and executed by Derick Blackshire aka Derick Lynn Blackshire whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (the "Note") dated on or about September 22, 2017, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.


Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. **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.**

DATED: May 8, 2020.


Richard A. McKinney, Substitute Trustee *Sheryl LaMont*
Higier Allen & Lautin, P.C. *May 11, 2020*
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR
COOPERATION.*****

EXHIBIT A

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

Escrow File No.: 01-172645RO

EXHIBIT "A"**Tract One:**

BEING 3.000 ACRES OF LAND situated in the Daniel Tuttle Survey, Abstract 668, Panola County, Texas and being part of that certain called 5.000 acre tract conveyed to Derick Blackshire from Chenoa Blackshire in a deed dated October 14, 2008 and recorded in Volume 1514, Page 442 of the Deed Records of Panola County, Texas. Said 3.000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap (RPLS 4970) found in the east line of County Road No.311 for the northwest corner of said called 5.000 acre tract and the southwest corner of that certain called 2.000 acre tract conveyed to Shawntell Renee Bowman as recorded in Volume 1251, Page 543 of the Deed Records of Panola County, Texas;

THENCE South 84°19'11" East with the north line of said called 5.000 acre tract and the south line of said called 2.000 acre tract, at a distance of 516.39 passing a 1/2" iron rod with cap (RPLS 4970) found for the southeast corner of said called 2.000 acre tract and the southwest corner of that certain called 5.597 acre tract conveyed to Johnny V. Jackson, et ux as recorded in Volume 1210, Page 673 of the Deed Records of Panola County, Texas, and continuing with the north line of said called 5.000 acre tract and the south line of said called 5.597 acre tract for a total distance of 672.61 feet to a 1/2" iron rod found for the northeast corner of said called 5.000 acre tract and the northwest corner of that certain called 3.000 acre tract conveyed to Johnny V. Jackson, et ux as recorded in Volume 1166, Page 34 of the Deed Records of Panola County, Texas, from which a 1/2" iron rod found for the southeast corner of said called 5.000 acre tract and the southwest corner of that certain called 2.000 acre tract conveyed to Johnny V. Jackson, et ux as recorded in Volume 1108, Page 786 of the Deed Records of Panola County, Texas bears S 00°00'21" W - 463.44';

THENCE South 45°27'28" West across said called 5.000 acre tract a distance of 405.19 feet to a 1/2" iron rod with cap (RPLS 5748) set for corner, same being 30' perpendicular from the southwest line of said called 5.000 acre tract;

THENCE North 63°14'11" West continuing across said called 5.000 acre tract, 30' from and parallel with the southwest line of same, a distance of 100.49 feet to a 1/2" iron rod with cap (RPLS 5748) set for corner, from which a 1/2" iron rod found for an angle break in the southwest line of said called 5.000 acre tract and the northeast line of that certain called 1.500 acre tract conveyed to Clifford Straps as recorded in Volume .1173, Page 83 of the Deed Records of Panola County, Texas bears S 30°12' 14" W - 30.05';

THENCE North 56°21'21" West continuing across said called 5.000 acre tract, 30' from and parallel with the southwest line of same a distance of 403.78 feet to a 1/2" iron rod with cap (RPLS 5748) set in the west line of said called 5.000 acre tract and the east line of said County Road No. 311, from which a 1/2" iron rod found (bent) for the southwest corner of said called 5.000 acre tract and the northwest corner of said called 1.500 acre tract bears S 28°59'53" W - 30.10';

THENCE North 28°59'53" East with the west line of said called 5.000 acre tract and the east line of said County Road No. 311 a distance of 93.56 feet back to the **PLACE OF BEGINNING** and containing 3.000 ACRES OF LAND.

Tract Two:

BEING 2.000 ACRES OF LAND situated in the Daniel Tuttle Survey, Abstract 668, Panola County,

Texas and being part of that certain called 5.000 acre tract conveyed to Derick Blackshire from Chenoa Blackshire in a deed dated-October 14,2008 and recorded in Volume 1514, Page 442 of the Deed Records of Panola County, Texas. Said 2.000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap (RPLS 4970) found in the east line of County Road No. 311 for the northwest corner, of said called 5.000 acre tract and the southwest corner of that certain called 2.000 acre tract conveyed to Shawntell Renee Bowman as recorded in Volume 1251, Page 543 of the Deed Records of Panola County, Texas;

THENCE South 84°18'01" East with the north line of said called 5.000 acre tract and the south line of said called 2.000 acre tract a distance of 496.71 feet to a 1/2" iron rod with cap (RPLS5748) set corner in same, from which a 1/2" iron rod 'With cap (RPLS 4970) found for the southeast corner of said called 2.000 acre tract and the southwest corner of that certain called 5.597 acre tract conveyed to Johnny V, Jackson, et ux as recorded in Volume 1210, Page 673 of the Deed Records of Panola County, Texas bears S 84° 18" E' 19.69';

THENCE South 38°33'55" West across said called 5.000 acre tract a distance of 327.43 feet to a ½ iron rod with cap(RPLS 5748) set for corner from which a 1/2"iron rod found for an angle break in the southwest line of said called 5.000 acre tract and the northeast line of that certain called 1.500 acre tract conveyed to Clifford Straps as recorded in Volume 1173, Page 83 of the Deed Records of Panola County, Texas bears S 29°00'49" W -30.00';

THENCE North 56°20'26" West continuing across said called 5.000 acre tract, being parallel with the southwest line of said called 5.000 acre tract and the northeast line of said called 1.500 acre tract a distance of 403.14feet to a ½" iron rod-with cap (RPLS 5748) set in the west line of said called 5,000 acre tract and the east line of said County Road No. 311, from which a ½" iron rod found (bent) for the southwest corner of said called 5.000 acre tract and the northwest corner of said called 1.500 acre tract bears S 29 deg 00'49" W 30.00'';

THENCE North 29° 00'49" East with the west line of said called 5.000 acre tract and the east line of said County Road No. 311 a distance of 93.66 feet back to the **PLACE OF BEGINNING** and containing 2.000 ACRES OF LAND.

"Note: The Company does not represent that the acreage or square footage calculations are correct"