

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
IN MY OFFICE

AT 3:20 O'CLOCK P.M.

SEP 30 2021

DEED OF TRUST INFORMATION:

Grantor(s)	Vina Lee Hathaway	Deed of Trust Date	March 9, 2007
Original Mortgagee	Atterstrom Consulting Group, Inc., DBA LMI Funding, Inc.	Original Principal	\$165,000.00
Recording Information	Instrument #: 118994 in Panola County, Texas	Original Trustee	Robert K. Fowler
Property Address	152 Country Road 191, Gary, TX 75643	Property County	Panola

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY *J. McDonald* DEPUTY

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Seattle Bank	Mortgage Servicer	Reverse Mortgage Solutions, Inc.
Current Beneficiary	Seattle Bank	Mortgage Servicer Address	14405 Walters Rd, Suite 200, Houston, TX 77014

SALE INFORMATION:

Date of Sale	12/07/2021
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	THE STEPS OF THE PANOLA COUNTY COURTHOUSE, SUCH STEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE County Courthouse in Panola County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Panola County Commissioner's Court.
Substitute Trustees	Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley or Lisa DeLong, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST PART OF PANOLA COUNTY, TEXAS, DESCRIBED AS FOLLOWS:
FIRST TRACT: BEING A PART OF THE ELIZABETH LEWIS SURVEY, A-385, AND BEING LOT NO. ELEVEN (11) OF THE "RAYMOND LAMPIN SHORELINE SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION PREPARED AND CERTIFIED TO BY LOUIS P. HULL, REGISTERED PUBLIC SURVEYOR, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF PANOLA COUNTY, TEXAS, ON SEPTEMBER 16, 1958, FILE NO. 90093, AND RECORDED IN VOL. 418, PAGE 539, OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, TO WHICH MAP AND THE RECORD THEREOF, REFERENCE IS HERE MADE FOR FURTHER DESCRIPTION OF SAID LAND AND ALL OTHER PURPOSES;
SECOND TRACT: BEING A PART OF THE ELIZABETH LEWIS SURVEY, A-385, AND BEING LOT NO. TWELVE (12) OF THE RAYMOND LAMPIN SHORELINE SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION PREPARED AND CERTIFIED TO BY LOUIS P. HULL, REGISTERED PUBLIC SURVEYOR, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF PANOLA COUNTY, TEXAS, ON SEPTEMBER 16, 1958, FILE NO. 90093, AND RECORDED IN VOL. 418, PAGE 539, OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, TO WHICH MAP AND THE RECORD THEREOF, REFERENCE IS HERE MADE FOR FURTHER DESCRIPTION OF SAID LAND AND ALL OTHER PURPOSES;
THIRD TRACT: A PART OF THE ELIZABETH LEWIS SURVEY ADJOINING THE ABOVE DESCRIBED LOT NO. 12 AND FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE N.E.C. OF LOT NO. 12 OF THE "RAYMOND D. LAMPIN SHORELINE SUBDIVISION NO. 11, SAME BEING THE N.W.C. OF LOT NO. 13;
THENCE N. 10 DEGREES 29' W. 29.5 FT. TO A STAKE IN THE S.B. OF A PUBLIC ROAD;
THENCE S. 66 DEGREES 30' W. 130.3 FT. TO THE N.W.C. OF SAID LOT NO. 12, SAME BEING THE MOST NORTHERN N.W.C. OF LOT NO. 11 OF SAID "RAYMOND LAMPIN SHORELINE.

TAHERZADEH, PLLC

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SUBDIVISION NO. 1 ";
THENCE N. 79 DEGREES 31' E. 127 FT. TO THE PLACE OF BEGINNING.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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 Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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 other 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. The sale shall not cover any part of the property that has been released from the lien of 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.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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. The reposting or refileing may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

NOTICE OF TRUSTEE'S SALE

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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated September 23, 2021.



Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001



Posted by Sheryl La Mont, September 30, 2021.