

23-01812
107 QUAIL CREEK DRIVE, CARTHAGE, TX 75633

FILED FOR RECORD
IN MY OFFICE
AT 3:20 O'CLOCK P M

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

JUN 12 2023

Property: The Property to be sold is described as follows:

EXHIBIT A

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

Security Instrument: Deed of Trust dated December 26, 2018 and recorded on January 18, 2019 at Instrument Number 214305 in the real property records of PANOLA County, Texas, which contains a power of sale.

Sale Information: August 1, 2023, at 10:00 AM, or not later than three hours thereafter, at the steps located on the east side of the Panola County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by WILLIAM THOMPSON AND JESSICA KNIGHTON secures the repayment of a Note dated December 26, 2018 in the amount of \$165,850.00. LAKEVIEW LOAN SERVICING, LLC., whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4788110

Arthur Jones

De Cubas & Lewis, P.A.
Arthur Jones , Attorney at Law
PO 14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Sheryl LaMont

Substitute Trustee(s): Sheryl LaMont, Robert LaMont,
Ronnie Hubbard, Sharon St. Pierre, Allan Johnston,
Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana
Kamin, Lisa Bruno, Meryl Olsen, Harriett Fletcher,
Terri Worley, Lisa DeLong, Carol Hampton, Jeffrey
Hampton and Auction.com employees included but
not limited to those listed herein.

c/o De Cubas & Lewis, P.A.
PO 14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 12th day of
June, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of PANOLA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Sheryl LaMont, June 12, 2023

Exhibit A

LEGAL DESCRIPTION

The following described property:

All that certain 2.136 acre tract of land, a part of the George Goodwin Survey, Abstract No. 224, Panola County, Texas, being a portion of Lot No. 3 of Block No. 658 of the City of Carthage, Texas, and being a part of the following three tracts of land:

(1) That certain tract of land called 5.7 acres described as "First Tract" in a deed from Lewis H. Pool, et ux, Inez Pool, to Robert Underwood, Trustee, dated April 6, 1977, recorded in Vol. 615, Page 72 of the Deed Records of Panola County, Texas, (2) That certain tract of Land called 5.7 acres described as "Second Tract" in the above mentioned deed, and (3) That certain tract of land called 5.7 acres described in a deed from Ruth Anne Graham

Redding to Robert Underwood, dated July 28, 1981, recorded in Vol. 702, Page 415 of the said Deed Records, and the said 2.136 acre subject tract is more particularly described as follows:

Commencing at a 1-inch steel strap found for the Northwest corner of the aforesaid tract called 5.7 acres listed as No. 2 above, and being located in the South Right-of-Way line of U. S. Highway No. 79, also being the Northeast corner of that certain tract of land described in a deed from Floyd Socia to Grace L. Socia, dated June 24, 1981, Recorded in Vol. 700, Page 184 of the said Panola County Deed Records;

Thence North 65 degrees 04' 35" East with the said Highway Right-of-Way line a distance of 64.57 feet to a 1/2-inch iron rod set for a corner at its intersection with the East Right-of-Way Line of Quail Creek Drive;

Thence South 10 degrees 19' 20" East with the East Right-of-Way line of Quail Creek Drive a Distance of 358.82 feet to a 1/2-inch iron rod set for a corner and Point of Beginning at the Northwest corner of the herein described 2.136 acre subject tract;

Thence South 10 degrees 19' 20" East continuing with the East Right-of-Way line of Quail Creek Drive a distance of 305.00 feet to a 1/2-inch iron pipe found for a corner at the Northwest corner of that certain called 1.239 acre tract described in a deed from LeRoy LaSalle to Don W. Poole, et ux, Karen Poole, dated November 21, 1980, recorded in Vol. 687, Page 639 of the said Deed Records;

Thence North 79 degrees 44' 04" East with the North boundary line of the said Poole tract a Distance of 266.60 feet to a 1/2-inch iron rod set for its Northeast corner;

Thence North 79 degrees 44' 04" East a distance of 38.40 feet to a 1/2-inch iron rod set for the Southeast corner of the subject tract within the interior of the above mentioned tract called 5.7 acres listed as No. 3 above;

Thence North 10 degrees 19' 20" West generally with a fence a distance of 305.00 feet to a 1/2-inch iron rod set for the Northeast corner of the subject tract;

Thence South 79 degrees 44' 04" West a distance of 305.00 feet to the Point of Beginning, containing a total area of 2.136 acres.

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