

FILED FOR RECORD
IN MY OFFICE
AT 3:07 O'CLOCK P.M.

APR 27 2023

NOTICE OF FORECLOSURE SALE

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
DEPUTY

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES 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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: BEING 2.599 ACRES OF LAND SITUATED IN THE WILLIAN B. ASHLIN SURVEY, ABSTRACT 28, PANOLA COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT AS DESCRIBED IN A DEED FROM JANES A. YOUNGBLOOD, ET UX, TO CHARLES J. WILCOX, ET UX, DATED APRIL 14, 1981 AND RECORDED IN VOLUME 695, PAGE 426 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS AND ALSO BEING LOT 8 OF WOODLAND TRAILS SUBDIVISION AS SHOWN ON THE PLAT AS RECORDED IN VOLUME 695, PAGE 570 OF SAID DEED RECORDS. SAID 2.599 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED LOT 8 AND THE NORTHWEST CORNER OF LOT 9 OF SAID SUBDIVISION AND BEING IN THE CENTER OF A COUNTY ROAD;

THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 280.49 FEET WITH THE WEST BOUNDARY LINE OF SAID LOT 8 AND THE CENTER OF SAID ROAD TO A POINT FOR THE NORTHWEST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF LOT 7 OF SAID SUBDIVISION;

THENCE NORTH 89 DEGREES 56 MINUTES 59 SECONDS EAST, WITH THE NORTH BOUNDARY LINE OF SAID LOT 8 AND THE SOUTH BOUNDARY LINE OF SAID LOT 7 AT A DISTANCE OF 27.0 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE EAST MARGIN OF SAID ROAD AND CONTINUING A TOTAL DISTANCE OF 403.66 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 280.49 FEET WITH THE EAST BOUNDARY LINE OF SAID LOT 8 TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 89 DEGREES 56 MINUTES 59 SECONDS WEST, WITH THE SOUTH BOUNDARY LINE OF SAID LOT 8 AND THE NORTH BOUNDARY LINE OF SAID LOT 9 AT A DISTANCE OF 376.66 FEET PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE IN THE EAST MARGIN OF SAID ROAD AND CONTINUING A TOTAL DISTANCE OF 403.66 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 2.599 ACRES OF LAND.

THE IMPROVEMENTS THEREON BEING KNOWN AS 186 COUNTY ROAD 3341, WASKOM TEXAS - 75692.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/30/2008 and recorded in Book 1440 Page 522 Document 130155 real property records of Panola County, Texas.

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

Date: 06/06/2023

Time: 12:00 PM

Place: Panola County, Texas at the following location: THE STEPS OF THE PANOLA COUNTY COURTHOUSE, SUCH TEEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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 section 51.009 of 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.

5. *Obligations Secured.* The Deed of Trust executed by LEONARD R. SMITH AND DAWNNAVON K. SMITH, provides that it secures the payment of the indebtedness in the original principal amount of \$124,450.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-3 is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-3 c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

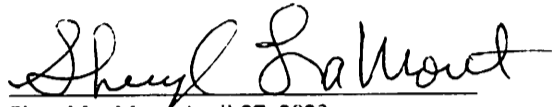




Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
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Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Sheryl La Mont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on April 27, 2023 I filed this Notice of Foreclosure Sale at the office of the Panola County Clerk and caused it to be posted at the location directed by the Panola County Commissioners Court.



Sheryl La Mont, April 27, 2023.