

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SEP 28 2023

PANOLA County

Deed of Trust Dated: July 27, 2017

Amount: \$156,120.00

Grantor(s): NATALIE SELLS and TRAVIS SELLS

Original Mortgagee: CALIBER HOME LOANS, INC.

Current Mortgagee: ALLIED FIRST BANK, SB dba SERVBANK, AN ILLINOIS STATE SAVINGS BANK

Mortgagee Address: ALLIED FIRST BANK, SB dba SERVBANK, AN ILLINOIS STATE SAVINGS BANK, 3201 ORCHARD ROAD, OSWEGO, IL 60543

Recording Information: Document No. 203200

Legal Description: SEE EXHIBIT A

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY J Woodard DEPUTY

Date of Sale: December 5, 2023 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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.

SHERYL LAMONT OR ROBERT LAMONT, SHARON ST. PIERRE, HARRIETT FLETCHER, CAROL HAMPTON, PATRICK ZWIERS, DARLA BOETTCHER, ALLAN JOHNSTON, RAMIRO CUEVAS, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, MERYL OLSEN, AURORA CAMPOS, 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Anthony Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-003595

Printed Name: Sheryl LaMont, Sept. 28, 2023  
c/o Auction.com, I.I.C  
1 Mauchly  
Irvine, California 92618



P.O. Box 1343 Marshall, TX 75671  
 903.471.8391  
[www.mtxsurveying.com](http://www.mtxsurveying.com)  
 TPLS Firm No. 39194253

**METES AND BOUNDS DESCRIPTION OF  
 20.24 ACRE TRACT  
 W.M. TAYLOR SURVEY, A-667  
 PANOLA COUNTY, TEXAS**

Being a 20.24 acre tract of land in the W.M. Taylor Survey, A-667, in Panola County, Texas, said 20.24 acre tract being all of a called 20.00 acre tract described in a deed to Corey Alan Turner, recorded in Vol. 1841, Pg. 388 Panola County Official Public Records (PCOPR), said 20.24 acres being more particularly described by metes and bounds as follows.

**BEGINNING** at a 3/4" iron sucker rod at a X-Tie fence corner post, found for the northeast corner of said 20.00 acre tract, an angle corner in the east line of the remainder of a 67.2 acre tract described in a deed to Robert M. Allen, Et Ux, recorded in Vol. 395, Pg. 352, Panola County Deed Records (PCDR), and on the west line of a called 67.2 acre tract described in a deed to F.C. Lake, recorded in Vol. 174, PG. 489 (PCDR).

**THENCE** S 01° 49' 50" W, with the west line of said Lake 67.2 acre tract, at 2,647.34 feet passing a 3/4" iron rod at the south huse of 40" Oak Tree fence corner, found for reference, continuing a total distance of 2,676.02 feet to a point for corner in the centerline of County Road 264, from which a found 3/4" iron rod bears S 06° 18' 03" W, 181.33 feet.

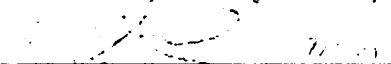
**THENCE** N 48° 37' 43" W, with the center line of County Road 264, 452.35 feet to a point for corner, said corner being the south west corner of the herein described tract and on the east line of said Allen tract,

**THENCE** N 01° 52' 00" E, with the east line of said Allen tract, at 27.18 feet passing a 3/4" sucker rod at a x-tie fence corner post, found for reference, continuing a total distance of 2,388.45 feet to a 3/4" iron pipe found for inner ell corner of said Allen tract.

**THENCE** S 88° 06' 03" E, with the east line of said Allen tract, 347.33 feet to the **PLACE OF BEGINNING** and containing 20.24 acres of land, more or less.

All bearings are based upon the record bearing of the west line of said 20.00 acre tract, as described in Vol. 1841, PG. 388 (PCOPR). Bearing being S 01° 52' 00" W.

A plat of even date herewith accompanies this description.  
 I, R. Austin Holland, Registered Professional Land Surveyor No. 6158, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of July 2017.

  
 R. Austin Holland Date  
 Registered Professional Land Surveyor No. 6158  
 Pub. No. 17-171 Rev. B



**Exhibit A**