

18-211973

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: November 19, 2007	Original Mortgagor/Grantor: JESSIE MCDANIEL AND EDWARD MCDANIEL
Original Beneficiary / Mortgagee: GRIFFIN FINANCIAL MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: REVERSE MORTGAGE FUNDING
Recorded in: Volume: 1414 Page: 35 Instrument No: 126174	Property County: PANOLA
Mortgage Servicer: Compu-link Corporation d/b/a Celink	Mortgage Servicer's Address: 101 West Louis Henna Blvd, Austin, TX 78728

FILED FOR RECORD
IN MY OFFICE
12:15 P
CLOCK P M
MAR 03 2022
BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
DEPUTY

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$300,240.00, executed by EDWARD MCDANIEL and JESSIE MCDANIEL and payable to the order of Lender.

Property Address/Mailing Address: 769 COUNTY RD 207, CARTHAGE, TX 75633

Legal Description of Property to be Sold: THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF PANOLA DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN THREE (3) ACRES OF LAND, MORE OR LESS, A PART OF THE SAMUEL DUNCAN SURVEY, A-158, PANOLA COUNTY, TEXAS, DESCRIBED AS LOT NO. 1 IN A PARTITION DEED RECORDED IN VOLUME 462, PAGE 282, DEED RECORDS, PANOLA COUNTY, TEXAS, AND BEING A PART OF THE 52.984 ACRES REFERRED TO IN SAID PARTITION DEED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF A PUBLIC ROAD AT THE N. E. CORNER OF THE ORIGINAL 57-1/2 ACRE TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED FROM HUBERT PIERCE, ET UX, TO MRS. C. E. PIERCE, DATED NOVEMBER 2, 1932, RECORDED IN VOLUME 95, PAGE 207, DEED RECORDS, PANOLA COUNTY, TEXAS, WHICH BY RESURVEY CONTAINS 56.63 ACRES, AN IRON STAKE OF THE SOUTH RIGHT-OF-WAY OF SAID ROAD;

THENCE WITH THE E LINE OF THE ORIGINAL 56.63 ACRE TRACT S 19 DEG. 50' E 562.8 FEET TO THE CENTER OF A BRANCH;

THENCE WITH SAID BRANCH, MEANDERS APPROXIMATELY AS FOLLOWS: S 62 DEG. 44' W 152 FEET, AND S 46 DEG. 04' W 83 FEET TO THE SW CORNER OF THIS TRACT;

THENCE N 19 DEG. 14' W 618.05 FEET TO THE CENTER OF THE PUBLIC ROAD, AN IRON STAKE ON THE SOUTH RIGHT- OF- WAY;



THENCE WITH THE CENTER OF SAID PUBLIC ROAD N 70 DEG. 36' E 220 FEET TO THE PLACE OF BEGINNING AND CONTAINING THREE (3) ACRES OF LAND, MORE OR LESS.

Date of Sale: May 03, 2022

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: 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 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *REVERSE MORTGAGE FUNDING*, the owner and holder of the Note, has requested Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley or Lisa DeLong, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *REVERSE MORTGAGE FUNDING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley or Lisa DeLong, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley or Lisa DeLong, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Sheryl LaMont Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley or Lisa DeLong, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

Posted March 03, 2022.