

JUN 23 2022

NOTICE OF TRUSTEE'S SALE

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY [Signature]

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 15, 2007 and recorded under Vol. 1369, Page 62, or Clerk's File No. 2007118832, in the real property records of PANOLA County Texas, with Robert W. Anderson and Spouse Patty A. Anderson as Grantor(s) and Wells Fargo Bank, National Association as Original Mortgagee.

Deed of Trust executed by Robert W. Anderson and Spouse Patty A. Anderson securing payment of the indebtedness in the original principal amount of \$110,269.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Robert W Anderson and Patty A. Anderson. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

Legal Description:

ALL THAT CERTAIN 0.677 ACRE TRACT OF LAND, A PART OF THE SAMUEL DUNCAN SURVEY, ABSTRACT NO. 158, PANOLA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT OF LAND CALLED 3.5 ACRES DESCRIBED IN A DEED FROM G.W. PIERCE AND WIFE, BERNICE PIERCE, TO JIMMY ANDERSON AND WIFE, JUDITH ANDERSON, DATED NOVEMBER 2, 1968, RECORDED IN VOL. 511, PAGE 387 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, AND THE SAID 0.677 ACRE SUBJECT TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 08/02/2022

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: PANOLA County Courthouse, Texas at the following location: On the steps of the Panola County Courthouse, such steps being located on the east side, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

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.

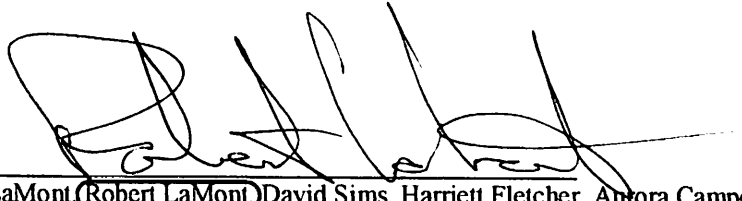
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E. Suite 900A

Houston, TX 77060

(281) 925-5200



Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Aurora Campos, Ramiro Cuevas, Allan Johnston, Patrick Zwiers, Sharon St. Pierre, Ronnie Hubbard, Shawn Schiller, Terri Worley, Jonathan Harrison, Carol Hampton, Dana Kamin, Darla Boettcher, Lisa Bruno, Lisa DeLong, Meryl Olsen, Sue Spasic, Terri W. Ley, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee Posted June 23, 2022.

All that certain 0.677 acre tract of land, a part of the SAMUEL DUNCAN Survey, Abstract No. 158, Panola County, Texas, and being a part of that certain tract of land called 3.5 acres described in a deed from G. W. Pierce and wife, Bernice Pierce, to Jimmy Anderson and wife, Judith Anderson, dated November 2, 1968, recorded in Vol. 511, Page 387 of the Deed Records of Panola County, Texas, and the said 0.677 acre subject tract is more particularly described as follows:

BEGINNING at a point in the South boundary line of the said parent tract called 3.5 acres in the center of Panola County Road No. 208, from which a 1/2-inch iron rod set for a reference corner bears North 5 degrees 08' 17" West at a distance of 27.00 feet, said Point of Beginning bears South 70 degrees 02' 40" West a distance of 76.99 feet from the Southeast corner of the said called 3.5 acre parent tract, and the said Southeast corner bears South 18 degrees 32' 59" East a distance of 29.89 feet from a 1/2-inch iron rod found in the East boundary line of the said parent tract;

THENCE South 70 degrees 02' 40" West with the said County Road center line along the South boundary line of the parent tract a distance of 157.33 feet to a point for the Southwest corner of the subject tract, which bears North 70 degrees 02' 40" East a distance of 213.85 feet from the Southwest corner of the said parent tract;

THENCE North 22 degrees 09' 14" West, passing a 1/2-inch iron rod set for a reference corner at 25.00 feet, and continuing on for a total distance of 162.29 feet to a 1/2-inch iron rod set for the Northwest corner of the subject tract;

THENCE North 70 degrees 02' 40" East a distance of 206.45 feet to a 1/2-inch iron rod set for the Northeast corner of the subject tract;

THENCE South 5 degrees 08' 17" East a distance of 167.75 feet to the Point of Beginning, containing a total area of 0.677 of an acre.

EXHIBIT "A"