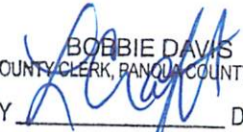


FILED FOR RECORD
IN MY OFFICE
AT 1:20 O'CLOCK P M

JUN 02 2022

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY  DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PANOLA County

Deed of Trust Dated: April 29, 2003

Amount: \$107,315.00

Grantor(s): ANGELA DENISE VON ZYNDA and CHRISTOPHER ANDREW VON ZYNDA

Original Mortgagee: HIBERNIA NATIONAL BANK

Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Servicer and Address: c/o CITIMORTGAGE, 425 Phillips Blvd., Ewing, NJ 08618

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 84839

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: August 2, 2022 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, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, CAROL HAMPTON, PATRICK ZWIERS, DARLA BOETTCHER, SHAWN SCHILLER, ALLAN JOHNSTON, RAMIRO CUEVAS, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, MERYL OLSEN, TERRI WORLEY, LISA DELONG OR JEFFREY HAMPTON 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 Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-000546



Printed Name: Sheryl La Mont, June 02, 2022

c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

Texas Trustee Se

EXHIBIT A

LEGAL DESCRIPTION

Paste legal description here then photocopy. Attach to the document to be recorded and file as one instrument.

All that certain 1.000 acre tract of land, a part of the A. M. McLAUGHLIN Survey, Abstract No. 434, Panola County, Texas, and being a part of that certain tract of land called 50 acres described as "First Tract" in a deed from Bryan A. Rogers and Fred Rogers, Jr., Jacqueline Knowles, et vir, William F. Knowles, Francis B. Looney and Connie Lacy, to William J. Henderson, dated April 9, 1964, recorded in Vol. 468, Page 182 of the Deed Records of Panola County, Texas, and the said 1.000 acre subject tract is more particularly described as follows:

BEGINNING at the Northeast corner of the said parent tract called 50 acres, a point in the center line of Panola County Road No. 322, from which a 1-inch iron pipe found for a reference corner at a fence corner bears North 88° 51' 42" West at a distance of 28.3 feet;

THENCE North 88° 51' 42" West with a fence along the North boundary line of the parent tract and the North line of the said McLAUGHLIN Survey a distance of 330.18 feet to a 1/2-inch iron rod set for a corner;

THENCE South 0° 41' 40" East a distance of 132.00 feet to a 1/2-inch iron rod set for the Southwest corner of the subject tract;

THENCE South 88° 51' 42" East a distance of 330.18 feet to a point for the Southeast corner of the subject tract in the center line of Panola County Road No. 322, from which a 1/2-inch iron rod set for a reference corner bears North 88° 51' 42" West at a distance of 28.0 feet;

THENCE North 0° 41' 40" West with the said County Road center line along the East boundary line of the parent tract a distance of 132.00 feet to the Point of Beginning, containing a total area of 1.000 acres.