

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
6/23/2014

**Grantor(s)/Mortgagor(s):**  
THOMAS IRA BARR, A MARRIED MAN AND SARAH  
KELISABETH BARR, SIGNING PRO FORMA TO  
PERFECT LIEN ONLY

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR SFMC, L.P.  
DBA SERVICE FIRST MORTGAGE COMPANY. IT'S  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**Recorded in:**  
**Volume:** 1783  
**Page:** 785  
**Instrument No:** 183849


**Property County:**  
PANOLA

FILED FOR RECORD  
IN MY OFFICE  
AT 1:36 CLOCK P M

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

Y 19 2022

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TX  
BY  DEP

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 7/5/2022 **Earliest Time Sale Will Begin:** 10am

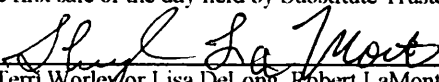
**Place of Sale of Property:** THE STEPS OF THE PANOLA COUNTY COURTHOUSE, SUCH STEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**

  
Terri Worley or Lisa DeLong, Robert LaMont, Cheryl LaMont  
Ronnie Hubbard, Sharon St. Pierre or Allan Johnston  
or Thuy Frazier May 19, 2022  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-20-76840-POS  
**Loan Type:** VA

EXHIBIT "A"

A 0.369-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ADOLPHUS MOORMAN SURVEY, ABSTRACT NO. 427 PANOLA COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO R.T. HOLLAND, ET UX, AND RECORDED IN VOLUME 663, PAGE 496, OF THE DEED RECORDS, PANOLA COUNTY, TEXAS, SAME BEING PART OF COLLEGE CIRCLE ADDITION, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a pk nail set in pavement at the intersection of College Circle Street and West Holland Street;

Thence S 13°00'00" E (bearing basis) with the east line of College Circle Street a distance of 130.00 feet to a 3/8-inch iron rod found for the southwest corner hereof;

Thence N 73°02'38" E a distance of 123.00 feet to a 1/2-inch iron rod set for the southeast corner hereof;

Thence N 13°05'07" W a distance of 132.49 feet to 5/8-inch iron pipe found in the south line of West Holland Street;

Thence S 71°52'53" W with the south line of West Holland Street a distance of 123.00 feet to the Point of Beginning, having an area of 16092.54 square feet, 0.369-acres