

NOV 02 2023

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PANOLA County

Deed of Trust Dated: February 14, 2013

Amount: \$204,300.00

Grantor(s): BRANDON DANIEL and CICELY DANIELLE DANIEL

Original Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Current Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Mortgagee Address: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 172786

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

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

[Signature]
Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-002488

[Signature]
Printed Name: Sheryl LaMont, November 2, 2023
c/o ServiceLink Auction * Powered by Hudson & Marshall, L.L.C
3220 El Camino Real 1st Floor
Irvine, CA 92602

EXHIBIT "A"

Being a description to a 1.11 acre tract of land out of and a part of the ADOLPHUS MOORMAN Survey, A-427 of the city of Carthage, Panola County, Texas, being a *part of Lot 3, Block 108* of the new city map of the town of Carthage, Texas, recorded in Vol. 3, Pg. 396, Plat Records of Panola County, Texas, being part of TRACT ONE & TRACT TWO described in a deed conveyed to Frank H. Smith & wife, Rebecca V. Smith, 4/24/95, recorded in Vol. 949, Pg. 296 of the deed records of Panola County, Texas, said 1.11 acres being located North and adjoins the NWBL of West Sabine. Hwy. 315 and being described by metes and bounds as follows, to-wit:

BEGINNING: At a ½" iron rod set for the SWC of this 1.11 acre tract in the NWBL of Hwy. 315, being N 62° 00' E, 152.16 ft. from the SWC of said TRACT ONE.

THENCE: Crossing TRACT ONE as follows:

- (1) N 10° 11' 00" W 208.11 ft. to a ½" iron rod, near a building.
- (2) N 16° 13' 35" W 125.13 ft. to a ½" iron rod set for the NWC of this 1.11 acre tract in the SBL of old Clayton Road, being N 84° 05' 52" E, 136.00 ft. from the NWC of said TRACT ONE:

THENCE: N 84° 05' 52" E, 144.63 ft. along the SBL of old Clayton Road to a ½" iron rod set for the NEC of this 1.11 acre tract in the NBL of said TRACT TWO on the East side of a driveway.

THENCE: Along the EBL of said driveway crossing TRACT TWO as follows:

- (1) S 22° 49' 00" E 134.02 ft. to a ½" iron rod.
- (2) S 18° 24' 46" E 134.62 ft. to a ½" iron rod set for the SEC of this 1.11 acre tract in the NWBL of Hwy. 315.

THENCE: S 62° 00' 00" W, 188.68 ft. along the NWBL of Hwy. 315 to the point of beginning, containing 1.11 acre tract of land.