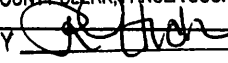


**NOTICE OF SUBSTITUTE TRUSTEE SALE**

FILED FOR RECORD

<b>Deed of Trust Date:</b> 1/29/2021	<b>Grantor(s)/Mortgagor(s):</b> GARY INGRAM, A SINGLE MAN	IN MY OFFICE 10:00 O'CLOCK P M
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE, LTD. DBA HMG MORTGAGE, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Planet Home Lending, LLC	NOV 02 2023
<b>Recorded in:</b> Volume: 2122 Page: 31 Instrument No: 231057	<b>Property County:</b> PANOLA	BOBBIE DAVIS COUNTY CLERK, PANOLA COUNTY, TEXAS
<b>Mortgage Servicer:</b> Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> BY  DEPUTY 321 Research Parkway, Suite 303, Meriden, CT 06450	
<b>Date of Sale:</b> 12/5/2023	<b>Earliest Time Sale Will Begin:</b> 10am	
<b>Place of Sale of Property:</b> 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.		

**Legal Description:** PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley or Lisa DeLong, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

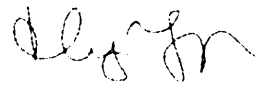
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

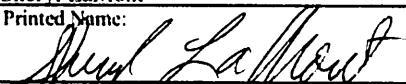
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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.**

Dated: 11/1/2023 \_\_\_\_\_

Dated: November 2, 2023 \_\_\_\_\_



Sheryl LaMont  
Printed Name: \_\_\_\_\_  


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Planet Home Lending, LLC

Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-23-100072-POS  
Loan Type: Farm Loan

**EXHIBIT "A"**

**A 1.005-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE GOODWIN SURVEY, ABSTRACT NO. 224 PANOLA COUNTY, TEXAS, AND BEING PART OF THAT CALLED 29.29-ACRE TRACT OF LAND CONVEYED TO JOE GILLASPIE, AND RECORDED IN VOLUME 138, PAGE 136, OF THE DEED RECORDS, PANOLA COUNTY, TEXAS, SAME BEING ALL THAT CALLED 1.006-ACRE TRACT OF LAND CONVEYED TO KENNETH C HARRIS, ET UX, AND RECORDED IN VOLUME 1636, PAGE 831, OF SAID RECORDS, SAID 1.005-ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:**

**Beginning at a 5/8-inch iron pipe found in the northeasterly right-of-way line of Forsythe Street, same being the northwest corner of the Greer P. Bell, et ux 1.996-acre tract of land set out in Volume 550 Page 466 of said Records and the southwest corner hereof;**

**Thence N 49°40'00"W (bearing basis) with the northeasterly right-of-way line of Forsythe Street, at a distance of 178.83 feet passing a concrete monument found and continuing in all a total distance of 206.65 feet to a 5/8-inch iron pipe found for the northwest corner hereof;**

**Thence over and across said 29.29-acre tract the following (2) two courses and distances:**

- 1) N 79°42'43"E a distance of 337.30 feet to a 1-inch iron rod;**
- 2) S 10°40'38"E a distance of 162.69 feet to a 1-inch flat iron;**

**Thence S 80°31'43"W along the north line of said Greer P. Bell, et ux 1.996-acre tract a distance of 207.32 feet to the Point of Beginning, having an area of 43799.40 square feet, 1.005 acres.**