

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/30/2009

Grantor(s)/Mortgagor(s):
ROBERT E. PETERSON, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

FILED FOR RECORD
IN MY OFFICE
AT 11:40 O'CLOCK A M

Recorded in:
Volume: 1543
Page: 461
Instrument No: 147305

Property County:
PANOLA

AUG 02 2021

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

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY P. Woodard DEPUTY

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

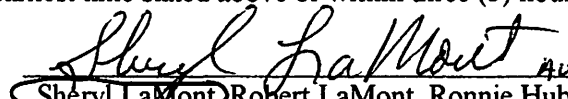
Date of Sale: 10/5/2021

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: Panola County Courthouse, 110 S. Sycamore, Cathage, TX 75633 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.

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


~~Sheryl LaMont~~, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Meryl Olsen, Terri Worley or Lisa DeLong, Sharon St. Pierre or Allan Johnston or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-16-28937-POS
Loan Type: FHA

EXHIBIT "A"

All that certain lot or parcel of land situated in Panola County, Texas, in the **ISABELLA HANKS SURVEY, A-271**, and being 12.956 acres out of a called 13.987 acre tract conveyed to Michael Crouch in Volume 1444, Page 353 of the Official Public Records of Panola County, Texas and being more particularly described as follows:

Note: in the following description

1. Bearings refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202).

BEGINNING at a 1/2" iron rod found for the northeast corner of this tract and the southeast corner of a called 22.675 acre tract conveyed to Danny J. Warner and Cleon Warner in Volume 959, Page 729 of the Official Public Records of Panola County;

THENCE S 76° 18' 42" W with the south line of the Warner 22.675 acre tract and generally with a barbed wire fence a distance of 893.48 feet to a chain link fence corner found for the southeast corner of a called 1 acre tract conveyed to Murvaul Cemetery Association in Volume 391, Page 415 of the Deed Records of Panola County, Texas;

THENCE S 76° 20' 31" W with the south line of the Murvaul Cemetery Association 1 acre tract and generally with a chain link fence a distance of 211.08 feet to a 1/2" iron rod on the east right-of-way line of Farm-to-Market Road 10;

THENCE S 00° 58' 04" E with the east Right-of-Way of Farm-to-Market Road 10 a distance of 180.61 feet to a point of curvature;

THENCE with a curve turning to the left with an arc length of 304.53 feet, with a radius of 5689.58 feet, with a chord bearing of S 02° 30' 04" E, with a chord length of 304.49 feet;

THENCE S 04° 02' 04" E continuing with the east Right-of-Way of farm-to-Market Road 10 a distance of 59.60 feet;

THENCE with a curve turning to the left with an arc length of 32.80 feet, with a radius of 3779.90 feet, with a chord bearing of S 04°16'18" E, with a chord length of 32.80 feet to a 1/2" iron rod found at a fence corner, said iron rod also being the northwest corner of a called 7 acre remainder tract described as "Tract One" and conveyed to David Carpenter in Volume 1016, Page 440 of the Official Public Records of Panola County, Texas;

THENCE N 72° 15' 06" E generally with a fence a distance of 750.37 feet to a 5/8" iron rod set for corner with cap stamped "FSE ENGINEERING CENTER, TX" at the southwest corner of a gas well pad;

THENCE N 18° 20' 58" W generally with a barbed wire fence on the west side of a well pad across the Crouch parent tract a distance of 240.95 feet to a 5/8" iron rod set for corner with cap stamped "FSE ENGINEERING CENTER, TX";

THENCE N 76° 35' 16" E generally with a barbed wire fence on the north side of a well pad across the Crouch parent tract a distance of 176.38 feet to a 5/8" iron rod set for corner with cap stamped "FSE ENGINEERING CENTER, TX" from which the Devon Hebert #1 wellhead bears S 05° 25' 42" W a distance of 75.96 feet;

EXHIBIT "A" (cont.)

THENCE S 17° 21' 16" E generally with a barbed wire fence on the west side of a well pad across the Crouch parent tract a distance of 227.60 feet to 5/8" iron rod set for corner with cap stamped "FSE ENGINEERING CENTER, TX";

THENCE N 72° 15' 06" E generally with a barbed wire fence along the south side of the Crouch parent tract a distance of 290.02 feet to 1/2" iron rod found at a fence corner;

THENCE N 15° 42' 09" W generally with a barbed wire fence a distance of 261.67 feet to a 1/2" iron rod at a fence corner, said iron rod also being the northwest corner of a called 40 feet wide strip of land described as "Tract Three" conveyed to Thomas Ritter in Volume 597, Page 198 of the deed Records of Panola County, Texas;

THENCE N 71° 57' 29" E a distance of 38.45 feet to a 1/2" iron rod found in the west rut of a gas well access road;

THENCE N 18° 51' 16" W generally with a barbed wire fence a distance of 216.51 feet to the **Point of Beginning** being 12.956 acres of land more or less;