

Notice of Foreclosure Sale

October 13, 2017

FILED FOR RECORD
LAMAR COUNTY, TEX.

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RUTH SISSON
COUNTY CLERK

BY _____ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: March 7, 2006
Grantor: Caroline Dangerfield
Trustee: Michael Gary Orlando
Lender: Vanderbilt Mortgage and Finance, Inc.
Recorded in: Volume 1737, Page 21 of the real property records of Lamar County, Texas
Legal Description: See Exhibit A

In addition to manufactured home more particularly described by Serial No. CW2009704TXAB

Secures: Promissory Note ("Note") in the original principal amount of \$69,570.25, executed by Caroline Dangerfield ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok, Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard

Substitute Trustee's Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, November 7, 2017
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.
Place: The east foyer, just inside the first floor east entrance to the Lamar County Courthouse, 119 North Main Street, Paris, TX or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Vanderbilt Mortgage and Finance, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Vanderbilt Mortgage and Finance, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Vanderbilt Mortgage and Finance, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Vanderbilt Mortgage and Finance, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Vanderbilt Mortgage and Finance, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Vanderbilt Mortgage and Finance, Inc. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

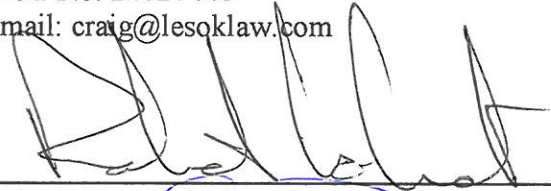
Assert and protect your rights as a member of the armed forces of the

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 immediately.

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.

/s/ Craig C. Lesok

Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446
E-mail: craig@lesoklaw.com



Craig C. Lesok, Robert LaMont, Harriett Fletcher,
Sheryl LaMont, David Sims, Allan Johnston,
Sharon St. Pierre, Ronnie Hubbard 10-16-17
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EXHIBIT "A"

All that certain tract or parcel of land situated in Lamar County, Texas, described as follows, to-wit:

A part of the Isaiah Davis Survey and being the **West 1/2 of LOT 1 in BLOCK 3 of PICKARD'S ADDITION** to the City of Paris, according to the plat of said Addition of record in Book S-2, Page 592, Lamar County Deed Records;

BEGINNING at the SW corner of said Lot 1 in Block 3, a stake at the intersection of the NB line of Grove Street with the EB line of 7-1/2 Street NE, formerly Kinzie Pickard Street;

THENCE North 73 feet;

THENCE East 100 feet to the NW corner of a lot conveyed to Robert Aldridge by Deed recorded in the Deed Records of Lamar County, Texas;

THENCE South 73 feet a stake;

THENCE West 100 feet to the place of beginning.

BEING the same described in Deed from Herschel Biglow et al to Leon Williams, dated October 12, 1982, and recorded in Vol. 651, Page 651, Lamar County, Deed Records.

No. P-18196

IN THE ESTATE OF § IN COUNTY COURT AT LAW
CAROLINE DANGERFIELD, § OF
DECEASED § LAMAR COUNTY, TEXAS

**ORDER DENYING ADMINISTRATION/ ORDER GRANTING
SALE OF MORTGAGED PROPERTY**

On October 9, 2017 came on to be heard the Application for Letters of Administration filed by Vanderbilt Mortgage and Finance, Inc., who appeared via its attorney Craig C. Lesok.

The Court finds the following:

- 1) Caroline Dangerfield ("Decedent") died intestate on March 19, 2017;
- 2) Decedent was not married at the time of her death;
- 3) Decedent's heirs are her children, Shandra Johnson and Corey Dangerfield;
- 4) Decedent did not have over \$27,200.00 worth of assets; to best of Applicant's knowledge, the only asset is the property set forth below;
- 5) Vanderbilt Mortgage and Finance, Inc. holds a lien on the following property owned by Decedent:

See Exhibit A ("Property")

IT IS ORDERED and DECREED that Vanderbilt Mortgage and Finance, Inc.'s Application for Letters of Administration is **DENIED** as administration is unnecessary.

IT IS FURTHER ORDERED and DECREED that Vanderbilt Mortgage and Finance, Inc. holds a valid and enforceable lien on the Decedent's Property set forth above and secured via Deed of Trust dated March 7, 2006 in the original amount of \$69,570.25 and recorded in Document No. 00036637 of the Real Property Records of Lamar County, Texas ("Deed of Order Denying Administration- Page 1

Trust').

IT IS FURTHER ORDERED and DECREED that Decedent has no equity in said Property.

IT IS FURTHER ORDERED and DECREED that Vanderbilt Mortgage and Finance, Inc. sell said Property in accordance with the Deed of Trust executed in favor of Vanderbilt Mortgage and Finance, Inc. by the Decedent in accordance with Section 51.002 of the Texas Property Code. All applicable notices shall be sent to the following addresses:

Estate of Caroline Dangerfield
765 Grove Street
Paris, TX 75460

Shandra Johnson
3700 McDonald Rd, Apt 142
Tyler, TX 75701

Corey Dangerfield
765 Grove Street
Paris, TX 75460

SIGNED on the 9th day of October, 2017.



PRESIDING JUDGE

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