

# NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you 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. Sender is: Codilis & Moody, P.C., 400 N. Sam Houston Pkwy E, Suite 900A Houston, TX 77060**

**Date of Security Instrument:** January 01, 2016

**Grantor(s):** Blake Stelling and wife, Natalie Stelling

**Original Trustee:** Michael L Riddle

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. as Nominee for The Money Source Inc., dba Endeavor America Loan Services, its successors and assigns

**Recording Information:** Vol. 1857, Page 70, or Clerk's File No. 194203, in the Official Public Records of PANOLA County, Texas.

**Current Mortgagee:** The Money Source Inc.

**Mortgage Servicer:** The Money Source Inc., whose address is C/O 500 South Broad Street, Suite #100A Meriden, CT 06450 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 06/04/2019 **Earliest Time Sale Will Begin:** 10:00 AM

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 Mortgagee, the Mortgagee's attorney.

**Legal Description:**

BEING 2.00 ACRES OF LAND SITUATED IN THE GEORGE G. JANUARY SURVEY, A-355, PANOLA COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 10.216 ACRES TRACT OF LAND DESCRIBED IN DEED FROM EUNICE MCMILLAN, ET AL, TO QUINTON CREECH AND WIFE, VESTA MAE CREECH, RECORDED IN VOL. 677, PG. 485, OF THE DEED RECORDS, PANOLA COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSE

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the PANOLA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

**For Information:**  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

*Sheryl LaMont 5-14-19*  
Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Carol Hampton, Aurora Campos, Ramiro Cuevas, Allan Johnston, Patrick Zwiers, Kristopher Holub, Frederick Britton, Sharon St. Pierre, Ronnie Hubbard, Darla Boetcher, Shawn Schiller, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee



4693729

FILED FOR RECORD  
IN MY OFFICE

AT 1:35 O'CLOCK P M

JUN 14 2019

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY *GG Adams* DEPUTY

## Exhibit A

Being 2.00 acres of land situated in the George G. January Survey, A-355, Panola County, Texas, and being part of that certain 10.216 acres tract of land described in deed from Eunice McMillan, et al, to Quinton Creech and wife, Vesta Mae Creech, recorded in Vol. 677, Pg. 485, of the Deed Records, Panola County, Texas. The said 2.00 acres tract being the same tract of land described in deed from Stacy L. Williams and Heather N. Williams to John H. Ruso, Jr. and Margaret A. Ruso, recorded in Vol. 1341, Pg. 808, of the Official Public Records, Panola County, Texas, and being more particularly described as follows:

BEGINNING at a capped (RPLS 4142) 5/8" steel rebar found on the north side of County Road 456 for the SW Corner of the Eunice McMillan 23.533 acres tract (Deed Reference: Vol. 729, Pg. 719, Deed Records, Panola County, Texas), same being the SE Corner of the said 10.216 acres tract and the SE Corner of this tract;

THENCE: N 89 deg 57' 36" W (bearing basis per said Vol. 1341, Pg. 808), with and along the south line of the said 10.216 acres tract, 300.00 feet, to a capped (RPLS 4445) 3/8" steel rebar found for the SW Corner of this tract, from which a (found) 1/2" steel rebar bears N 89 deg 57' 36" W, 0.65 feet;

THENCE: N 00 deg 57' 33" W, across the said 10.216 acres tract, 291.00 feet, to a capped (RPLS 4445) 3/8" steel rebar found for the NW Corner of this tract;

THENCE: S 89 deg 57' 36" E, across the said 10.216 acres tract, 300.00 feet, to a capped (RPLS 4445) 3/8" steel rebar found in the west line of the said 23.533 acres tract, same being the east line of the 10.216 acres tract, for the NE Corner of this tract;

THENCE: S 00 deg 57' 33" E, with and along the said east line of the said 10.216 acres tract and the west line of the said 23.533 acres tract, 291.00 feet, to the POINT OF BEGINNING and containing 2.00 acres of land.