

BSI FINANCIAL SERVICES (BSI)
PAGE, STEVE
211 PAGE STREET, CARTHAGE, TX 75633

CONVENTIONAL
Firm File Number: 14-014925

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 14, 2004, STEVE PAGE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to WAYNE LEE, as Trustee, the Real Estate hereinafter described, to AMERIQUEST MORTGAGE COMPANY in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of PANOLA COUNTY, TX and is recorded under Clerk's File/Instrument Number 96134 Volume 1238, Page 640, rerecorded, as Instrument 99210, Volume 1255, Page 669 to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on November 14, 2018 under Cause No. 2018-259 in the Judicial District Court of Panola COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Panola county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Panola, State of Texas:

SEE EXHIBIT A

Property Address: 211 PAGE STREET
CARTHAGE, TX 75633
Mortgage Servicer: BSI FINANCIAL SERVICES
Noteholder: WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE FOR THE BROUGHAM FUND I TRUST
314 SOUTH FRANKLIN STREET
TITUSVILLE, PENNSYLVANIA 16354

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

FILED FOR RECORD
IN MY OFFICE

AT 11:18 O'CLOCK A M

DEC 27 2018

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS

BY G Goldman DEPUTY

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 military service to the sender of this notice immediately.

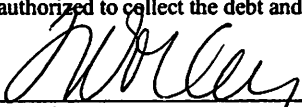

SUBSTITUTE TRUSTEE
Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, Jeffrey Hampton, Carol Hampton, Terri Worley or Lisa DeLong
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

EXHIBIT "A"

All that certain tract of land located in Panola County, in the City of Carthage, Texas, and being identified as Lots 3, 4, and 6, Block 208 of the City of Carthage as shown on the City Plat filed of record in Volume 3, Page 396 of the Plat Book Records of the County Clerk's Office of Panola County, Texas, and being 211 Page Street and being the former residence of Everett Page and Mildred King Page, both deceased, and also being the same land described in the deed from Milke Page to Steven Page, dated February 24, 2004, recorded in Vol. 1218, Page 309, Official Public Records, Panola County, Texas. SAVE & EXCEPT part of Lot 3, Block 208 conveyed to Jimmy L. Jones and wife, LaVona Jones by Lealon Everett Page and wife, Mildred King Page, dated December 4, 1990, recorded in Vol. 871, Page 382, Deed Records, Panola County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of the aforementioned Lot No. 3 of Block No. 208, a 1-inch iron rod found for a corner and Point of Beginning in the North Right-of-Way line of West Ash Street;
THENCE North 80 deg. 00' 00" East with the North Right-of-Way line of Ash Street a distance of 133.18 feet to a ½-inch iron rod set for a corner at the Southwest corner of Lot No. 2 of Block 208, said Lot being described in a deed from B. H. Nail et ux, to Calvin Nail and Nadsan Nail, dated November 17, 1959, recorded in Vol. 428, Page 188 of the said Panola County Deed Records;
THENCE North 10 deg. 29' 54" West with the West boundary line of the aforementioned lot a distance of 137.06 feet to a ½-inch iron rod set for a corner;
THENCE South 80 deg. 04' 17" West a distance of 129.14 feet to a ½-inch iron rod set for a corner in the West boundary line of the aforementioned Lot No. 3;
THENCE South 8 deg. 48' 38" East with the West boundary line of the said Lot No. 3 and the East boundary line of Lot No. 5 of the said Block a distance of 137.25 feet to the Point of Beginning, containing a total area of 17,987 square feet.