

FILED FOR RECORD
IN MY OFFICE
AT 14 O'CLOCK 10 M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE JUL 28 2016

Matter No.: 043871-TX

Date: July 26, 2016

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY S. M. O. G. DEPUTY

County where Real Property is Located: Panola

ORIGINAL MORTGAGOR: JOSEPH M CHRISTY AND STACY L CHRISTY, HUSBAND AND WIFE
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR PHH MORTGAGE CORPORATION D/B/A CENTURY 21 MORTGAGE, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: PHH Mortgage Corporation
MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 4/26/2013, RECORDING INFORMATION: Recorded on 4/29/2013, as Instrument No. 174238, in Book 1723, Page 120,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE DAVID BLANKENSHIP SURVEY, A-48, PANOLA COUNTY, TEXAS AND BEING ALL OF TWO 1.00 ACRE TRACTS AS DESCRIBED DEED FROM PHILLIP WEAVER AND WIFE ALICE FAYE WEAVER TO TERRY L. SMILEY, FILED FOR RECORD ON FEBRUARY 17, 2004 IN VOLUME 1211, PAGE 472, OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT A.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **9/6/2016**, the foreclosure sale will be conducted in **Panola** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PHH Mortgage Corporation is acting as the Mortgage Servicer for PHH Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PHH Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PHH Mortgage Corporation
One Mortgage Way
Mt Laurel NJ 08054

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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.



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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.



By: _____ Substitute Trustee
7-28-16
~~SHERYL LAMONT~~ OR ROBERT LAMONT OR DAVID
SIMS OR CAROL HAMPTON OR ALLAN JOHNSTON OR
HARRIETT FLETCHER OR PAUL A. HOEFKER, ROBERT L.
NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT A – LEGAL DESCRIPTION

All of that certain tract or parcel of land situated in the David Blankenship Survey, A-48, Panola County, Texas and being all of two 1.00 acre tracts as described deed from Phillip Weaver and wife Alice Faye Weaver to Terry L. Smiley, filed for record on February 17, 2004 in Volume 1211, Page 472, Official Public Records of Panola County, Texas and being more particularly described as follows:

Beginning at the female end of a 5/8 inch iron rod at the Northwest corner of this tract found in the North line of a called 100.00 acre tract as described in deed from Phillip Weaver and wife Alice Faye Weaver to Austin Smith and wife, Phala Smith, filed for record on November 22, 1975 in Volume 608, Page 585, Deed Records of Panola County, Texas and being more particularly described as follows:

Thence N 76°05'00" E along the North line of this tract and said called 100 acres, 219.64 feet and N 73°51'00" E, 103.70 feet to a 6 inch by 8 inch cross tie at the most Northerly Northeast corner of this tract on the South line of the William Austin Smith called 4.00 acres as described in deed recorded in Volume 624, Page 195, Deed Records of Panola County, Texas.

Thence S 14°53'00" E along the most Westerly East line of this tract, 33.60 feet to a 1 inch by 1/4 inch galvanized flat iron at the inside Ell corner in the North line of this tract.

Thence N 73°01'00" E along the lower North line of this tract, 267.10 feet to a 1/2 inch iron rod found at the most Easterly Northeast corner of this tract in the West line of County Road No. 215.

Thence S 6°57'00" E along the East line of this tract and the said West line of county road, 40.00 feet to a 1/2 inch iron rod found at the lower Northeast corner of this tract.

Thence S 72°56'00" W along the most Southerly North line of this tract, 262.00 feet to a 1 inch by 1/4 inch galvanized flat iron at the inside Ell corner in the East line of this tract.

Thence S 14°05'00" E along the East line of this tract, 174.29 feet to a 1 3/4" iron rod set at the Southeast corner of this tract.

Thence S 71°58'00" W along the South line of this tract and on an across the said called 100.00 acres, 294.90 feet to the male end of a 3/4" inch sucker rod set at the Southwest corner of this tract.

Thence N 20°49'00" W along the West line of this tract a distance of 243.74 feet to the place of beginning and containing 2.00 acres of land.