

FILED FOR RECORD  
IN MY OFFICE  
AT 12:05 O'CLOCK P M  
JUN 07 2018

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Steven G. Shires a/k/a Steven Shires and Shari D. Shires, are hereby notified that on Tuesday, July 3, 2018, between the hours of 10:00 a.m. and 1:00 p.m., at the Panola County Courthouse, located at 110 South Sycamore Street, in the city of Carthage, county of Panola, State of Texas 75633, the undersigned will sell at public auction to the highest bidder for cash the following real property:

**All that certain tract or parcel of land lying and being situated about 15 miles Southwest of the City of Carthage, Panola County, Texas on the MARY STRICKLAND SURVEY, A-597, being part of a called 48.75 acre tract described in a conveyance from The Marshall and Joan Anderson Partnership, LP to Robert Hoover, et at, dated October 14, 2002, recorded in Vol. 1165, Pg. 154 of the Official Public Records of Panola County, Texas and being more completely described in the attached Exhibit "A" to which reference is hereby made for any and all purposes together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2009 MHDMAN00000378 DBA CLAYTON HOMES-SULPHUR SPRINGS Manufactured Home, Model: 38COL32563CH09; Serial No. CSS010634TXA/B; Label/Seal No. HWC0404378/9 which manufactured home has been placed on and affixed to the real property and**

**A 37.5 foot access easement adjacent to, parallel with, and 18.75 feet each side with said easement more particularly described by metes and bounds in the attached Exhibit "A".**

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property per the Panola County Appraisal District is 961 Private Road 5757, Gary, Panola County, Texas 75643 and owner address of 961 CR 175, Gary, Panola County, Texas 75643.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated August 14, 2009, in the original principal sum of \$94,684.31, executed by you as Makers to Vanderbilt Mortgage and Finance, Inc., as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated August 14, 2009. The Deed of Trust was executed by both of you as Grantors to Michael Gary Orlando as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Panola County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments to Vanderbilt Mortgage and Finance, Inc. as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff as of June 20, 2018 is \$87,313.10. Said balance continues to accrue interest per day after that date at \$21.46 per diem. The debt has been accelerated because you failed to cure

the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The Assigned beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated May 31, 2018. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 440 Louisiana, Suite 1110, Houston, Texas 77002.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

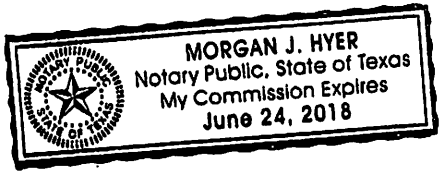
Dated this 4<sup>th</sup> day of June, 2018.

By: [Signature]  
Monica Schulz Orlando, Trustee  
of Michael Gary Orlando, Trustee  
or Rhonda Bennetsen, Trustee

STATE OF TEXAS                                   §  
   §  
COUNTY OF HARRIS                           §

SUBSCRIBED AND SWORN TO BEFORE ME on this 4<sup>th</sup> day of June, 2018 by  
Monica Schulz Orlando.

[Signature]  
NOTARY PUBLIC In and For  
The State of Texas



Printed Name: Morgan J. Hyer  
My Commission Expires 6/24/18

# EXHIBIT A

All that certain tract or parcel of land lying and being situated about 15 miles Southwest of the City of Carthage, Panola County, Texas on the MARY STRICKLAND SURVEY, A-577, being part of a called 48.75 acre tract described in a conveyance from The Marshall and Joan Anderson Partnership, LP to Robert Hoover, et al, dated October 14, 2002, recorded in Vol. 1165, Pg. 154 of the Official Public Records of Panola County, Texas and more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set for corner on the south boundary line of the called 48.75 acre tract and the north boundary line of a 54 acre tract described in a conveyance from G. T. Witherspoon, et ux to R. D. Wooten, dated November 23, 1908, recorded in Vol. 17, Pg. 549 of the Deed Records of Panola County, Texas, said beginning corner being N62°00'00"E, 875.74 feet from a 1/2" iron rod set at the base of a fence corner post for the southwest corner of the called 48.75 acre tract;

**THENCE** N27°31'37"W, 627.48 feet across the called 48.75 acre tract to a 1/2" iron rod set for corner;

**THENCE** N06°23'00"E, 398.87 feet to a 1/2" iron rod set for corner on the south right of way of a 75 foot Sabine River Authority Water line easement;

**THENCE** S83°37'00"E, 200.00 feet with the south right of way of the 75 foot-SRA water line easement to a 1/2" iron rod set for corner;

**THENCE** S06°23'00"W, 400.00 feet to a 1/2" iron rod set for corner;

**THENCE** S27°31'37"E, 513.60 feet to a 1/2" iron rod set for corner on the south boundary line of the called 48.75 acre tract and the north boundary line of the 54 acre tract;

**THENCE** S62°00'00"W (BEV), 168.36 feet with the south boundary line of the called 48.75 acre tract and the north boundary line of the 54 acre tract to the place of **BEGINNING**, containing 4.00 acres.

**THERE IS CONVEYED** a 37.5 foot access easement adjacent to, parallel with, and 18.75 feet each side of the following described centerline:

**BEGINNING** at a point N06°23'00"E, 18.75 feet from a 1/2" iron rod set for the northwest corner of the above described tract;

**THENCE** as follows:

S83°37'00"E, 723.92 feet;

N89°48'52"E, 294.86 feet to a point for corner in the centerline of County Rd. 179.

**CLERK'S NOTE: ALL OR PARTS OF THE TEXT ON THIS INSTRUMENT WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION.**

STATE OF TEXAS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of PANOLA County, Texas as stamped hereon by me.

COUNTY OF PANOLA

OFFICIAL PUBLIC RECORDS

FILED FOR RECORD

AUG 26, 2009 03:20P

Clara Jones, COUNTY CLERK  
PANOLA COUNTY, TEXAS

AUG 26, 2009 03:20P

Clara Jones, COUNTY CLERK  
PANOLA COUNTY, TEXAS

BY: Clara Jones, County Clerk