

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: EXHIBIT A

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/31/2008 and recorded in Book 1447 Page 119 Document 131293 real property records of Panola County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 05/03/2016

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

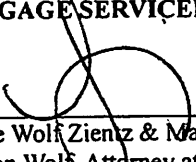
Place: Panola County Courthouse, Texas at the following location: THE STEPS OF THE PANOLA COUNTY COURTHOUSE, SUCH TEEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

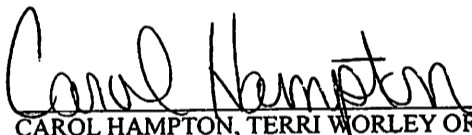
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by JIMMY D. MONASCO AND MISTY LEE MONASCO, provides that it secures the payment of the indebtedness in the original principal amount of \$145,582.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint CAROL HAMPTON, TERRI WORLEY OR MARK HARTMAN, Substitute Trustee to act under and by virtue of said Deed of Trust.


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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


CAROL HAMPTON, TERRI WORLEY OR MARK
HARTMAN
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

FILED FOR RECORD
IN MY OFFICE
AT 3:11 O'CLOCK P M

MAR 14 2016

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY  DEPUTY

"EXHIBIT A"

BEING ALL THAT CERTAIN 3.000 ACRE TRACT OF LAND SITUATED IN THE DANIEL TUTTLE SURVEY, ABSTRACT NO. 662 PANOLA COUNTY, TEXAS, BEING PART OF THE RESIDUE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 89.64 ACRE TRACT AS CONVEYED FROM LUTHER N. HILL AND OTHERS TO ALVA ANDERSON MCGILL AND WIFE, CORA LEE MCGILL BY WARRANTY DEED, RECORDED THE 1ST DAY OF MARCH, 1977 IN VOLUME 612, PAGE 788 OF THE DEED RECORDS (D.R.) OF PANOLA COUNTY, TEXAS, NOTE: FOR DESCRIPTION REFERENCE VOLUME 17, PAGE 267 (D.R.) AND THE SAID 3.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the ½ inch iron rod with cap marked Cox R.P.L.S. 4970 (typical) for the westerly northwest corner of the residue of said McGill 89.64 acre tract, being the southwest corner of the Michael Cornish 1 acre tract as recorded in volume 1208, page 621 of the Official Public Records (O.P.R.) of Harrison County, Texas, being situated in the curving east boundary line of Highway 31 (80' R.O.W.), being situated on the north margin of C.R. 3133, from said rod the broken concrete right of way monument found bears northerly an arc distance of 102.74 feet and the ½ inch iron rod with cap set for the southwest corner of the residue of said McGill 89.64 acre tract, being the northwest corner of the Timothy Hoover 5.5132 acre tract as recorded in volume 1188, page 426 (O.P.R.) bears southerly an arc distance of 60.84 feet;

THENCE with said C.R. 3133 along the westerly north boundary line of the residue of said McGill 89.64 acre tract with the south boundary line of said Cornish 1 acre tract S89°57'05"E, 414.19 feet to the ½ inch iron rod with cap set for an angle point, being the southeast corner of said Cornish 1 acre tract, being the southwest corner of the Grady Cole 1 acre tract as recorded in volume 416, page 359 (D.R.);

THENCE with said C.R. 3133 along the westerly north boundary line of the residue of said McGill 89.64 acre tract with the south boundary line of said Cole 1 acre tract N88°43'59"E, 210.00 feet to the ½ inch iron rod with cap set for the "POINT OF BEGINNING", being the southerly southwest corner of the herein described 3.000 acre tract, being an ell type corner for the residue of said McGill 89.64 acre tract, being the southeast corner of said Cole 1 acre tract (volume 416, page 359), being situated in said C.R. 3133 at the paved terminal east end of said C.R. 3133, being the northwest corner of the proposed access and utility easement as surveyed on this day crossing the residue of said McGill 89.64 acre tract, from said rod the ½ inch iron rod with cap set for the southwest corner of said proposed easement, being situated in the south boundary line of said McGill 89.64 acre tract, being situated in the north boundary line of the Robert Tiller 44.536 acre tract as recorded in volume 1061, page 1 (O.P.R., for description reference volume 888, page 509 D.R.) bears S02°53'52"W, 51.40 feet;

THENCE along the southerly west boundary line of the residue of said McGill 89.64 acre tract with the east boundary line of said Cole 1 acre tract N02°53'52"E, passing the northeast corner of said Cole 1 acre tract, being the southeast corner of said Cole 1 acre tract as recorded in volume 418, page 243 (D.R.) and continuing on for an overall distance of 421.97 feet to the ½ inch iron rod with cap set for an ell type corner for the residue of said McGill 89.64 acre tract, being the northeast corner of said Cole 1 acre tract as recorded in (volume 418, page 243);

THENCE along the interior south boundary line of the residue of said McGill 89.64 acre tract with the north boundary line of said Cole 1 acre tract (volume 418, page 243) S87°29'28"W, 210.38 feet to the ½ inch iron rod with cap set for westerly southwest corner of the herein described 3.000 acre tract, being an intermediate southwest corner of the residue of said McGill 89.64 acre tract, being the northwest corner of said Cole 1 acre tract (volume 418, page 243), being situated in the east boundary line of the Roger Freese 2.644 acre tract (a.k.a. tract 1 & tract 2 and 2.636 acres by unrecorded resurvey) as recorded in volume 1286, page 68 (O.P.R.);

THENCE along the northerly west boundary line of the residue of said McGill 89.64 acre tract with the east boundary line of said Freese 2.644 acre tract N02°53'52"E, 10.15 feet to the ½ inch iron rod

"EXHIBIT A CONTINUED"

found (basis of bearings) for an angle point, being the northeast corner of said Freese 2.644 acre tract, being the southeast corner of the Eugene Galles 1.754 acre tract as recorded in volume 919, page 30 (D.R.), from said rod the ½ inch iron rod found (basis of bearing) for an ell type corner for said Galles 1.754 acres, being the northerly northwest corner of the Ronald Morris 0.596 acre tract as recorded in volume 1157, page 429 (O.P.R.) bears N85°03'19"W; (call by said Galles 1.754 acre tract deed S85°03'19"E, 236.92', basis of bearings herein), 237.25 feet;

THENCE along the northerly west boundary line of the residue of said McGill 89.64 acre tract with the east boundary line of said Gales 1.754 acre tract the following two (2) courses:

- 1) N03°20'15"E, 197.49 feet to the ¼ inch iron pipe found for an angle point, being the northeast corner of said Gales 1.754 acre tract, being the southeast corner of the Walter Creech 1.680 acre tract as recorded in volume 1083, page 788 (O.P.R., for description reference volume 555, page 585 D.R.);
- 2) N07°54'44"W, 209.01 feet to the 3/8 inch iron rod found for the northwest corner of the herein described 3.000 acre tract, being an angle point in the westerly boundary line of said McGill 89.64 acre tract, being the northeast corner of said Creech 1.680 acre tract, being the southeast corner of the D. R. C. Brown 1.33 acre tract as recorded in volume 484, page 535 (D.R.), being the westerly southwest corner of the 7.000 acre tract as surveyed on this day from the residue of said McGill 89.64 acre tract;

THENCE crossing said McGill 89.64 acre tract with the north boundary line of the herein described 3.000 acre tract with the westerly south boundary line of said 7.000 acre tract S79°54'44"E, 309.41 feet to the ½ inch iron with cap set for the northeast corner of the herein described 3.000 acre tract, being an ell type corner for said 7.000 acre tract;

THENCE crossing said McGill 89.64 acre tract with the east boundary line of the herein described 3.000 acre tract with the southerly west boundary line of said 7.000 acre tract S02°53'52"W, 772.00 feet to the ½ inch iron with cap set for the southeast corner of the herein described 3.000 acre tract, being the southerly southwest corner for said 7.000 acre tract, being situated in the north boundary line of said proposed easement as surveyed on this day crossing said McGill 89.64 acre tract;

THENCE crossing said McGill 89.64 acre tract with the easterly south boundary line of the herein described 3.000 acre tract with the north boundary line of said proposed easement S88°43'52"W, 60.00 feet to the **POINT OF BEGINNING** and containing 3.000 acres of land.