

FILED FOR RECORD
IN MY OFFICE
AT 12:40 O'CLOCK P M

JUL 25 2016

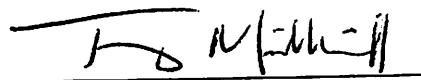
BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY Endaley DEPUTY

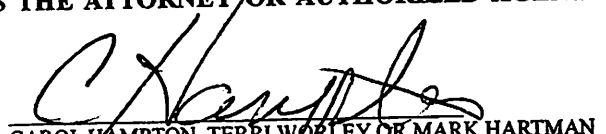
NOTICE OF FORECLOSURE SALE

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 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.

- 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 12/20/2007 and recorded in Book 1419 Page 701 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: 09/06/2016
Time: 01:00 PM
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 BRANDON SEVERANCE AND KANDACE SEVERANCE, provides that it secures the payment of the indebtedness in the original principal amount of \$120,296.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB DBA Christiana Trust as Trustee for HLSS Mortgage Master Trust for the benefit of the holders of the Series 2014-1 Certificates issued by HLSS Mortgage Master Trust 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 Wilmington Savings Fund Society, FSB DBA Christiana Trust as Trustee for HLSS Mortgage Master Trust for the benefit of the holders of the Series 2014-1 Certificates issued by HLSS Mortgage Master Trust 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
 L. Keller Mackie, Attorney at Law
 Lori Liane Long, Attorney at Law
 Tracey Midkiff, Attorney at Law
 Joseph Modric, 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

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Panola County Clerk and caused it to be posted at the location directed by the Panola County Commissioners Court.

EXHIBIT "A"

3.82 acres being of a called 210.9 acres conveyed to Larry Dorman by Wallace Thompson, et al and recorded in Volume 1225, Page 719 of the Deed Records of Panola County (DRPC), situated in the Jacob H. Coats Survey A-133, and located on Texas Farm to Market Road 1794 (FM 1794), Panola County, Texas and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron set in the Northeast boundary line of said 210.9 acres, whence bears an existing 5/9" iron rod found marking the Northeast corner of same North 36 Degrees 28 Minutes 49 Seconds West 95.41 feet;

THENCE with the North boundary line of said 210.9 acres South 36 Degrees 28 Minutes 49 Seconds East a distance of 776.97 feet to an existing 5/8" iron rod found at the base of a 24" Sweet Gum stump fence corner;

THENCE continuing with the Northeast boundary line of said 210.9 acres South 51 Degrees 19 Minutes 27 Seconds East a distance of 114.73 feet to a steel spike set in the centerline of said FM 1794;

THENCE across said 210.9 acres with the centerline of said FM 1794 as follows:

North 70 Degrees 27 Minutes 03 Seconds West, a distance of 236.61 feet, and North 70 Degrees 36 Minutes 56 Seconds West a distance of 125.66 feet, and North 73 Degrees 53 Minutes 15 Seconds West a distance of 127.03 feet, and North 77 Degrees 21 Minutes 25 Seconds West a distance of 125.85 feet, and North 77 Degrees 59 Minutes 22 Seconds West a distance of 113.57 feet, whence bears a 1/2" iron rod set North 53 Degrees 02 Minutes East 50.0 feet;

THENCE continuing across said 210.9 acres North 16 Degrees 36 Minutes 39 Seconds East a distance of 510.41 feet to the BEGINNING and containing 3.82 acres.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.