

NATIONSTAR MORTGAGE LLC (CXE)
MILLS, HARVEY SPENCER AND LEEANN
1654 FARM TO MARKET 10, CARTHAGE, TX 75633

FHA 491-9445236-703-203B
Our File Number: 16-023872

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 23, 2009, HARVEY SPENCER MILLS AND LEEANN MILLS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to INDEPENDENCE TITLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MEGASTAR FINANCIAL CORP., A COLORADO CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of PANOLA COUNTY, TX and is recorded under Clerk's File/Instrument Number 139204 Volume OR VOL 1493, Page 101, 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 Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, November 1, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00AM 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:

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING 1.134 ACRES OF LAND, MORE OR LESS, OUT OF THE D. WILKERSON SURVEY, A766 IN PANOLA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

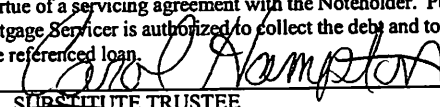
Property Address: 1654 FARM TO MARKET 10
CARTHAGE, TX 75633
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

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 3:12 O'CLOCK P M

SEP 12 2016

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY S. BROOKS DEPUTY


SUBSTITUTE TRUSTEE
CAROL HAMPTON OR TERRI WORLEY OR LISA
DELONG OR SHERYL LAMONT OR ROBERT
LAMONT OR DAVID SIMS OR SHARON ST. PIERRE
OR MARK HARTMAN OR HARRIETT FLETCHER OR
AURORA CAMPOS OR RAMIRO CUEVAS OR
KELLEY BURNS OR TANYA GRAHAM OR EVAN
PRESS OR JACK BURNS II OR DANIEL WILLISIE OR
PHILIP PIERCEALL OR TERRY WATERS OR LOGAN
THOMAS
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____,
20____.

FT-(4-2002)

Continuation of Legal Description

BEING 1.134 acres of land situated in the D. Wilkerson Survey, Abstract 766, Panola County, Texas and being all of that certain called 1.133 acre tract as described in a deed from Nancy K. Holmes to David Holmes, et ux and recorded in Volume 917, Page 565 of the Deed Records of Panola County, Texas; said 1.134 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the Northeast corner of the above referenced Holmes tract and at the intersection of the most Easterly South boundary line of a called 36.95 acre tract as recorded in Volume 650, Page 349 of said deed records with the West right-of-way line of Farm to Market Road 10, from which a 1 1/2 inch iron pipe found bears South 86°25'00" West, 2.5 feet;

THENCE South 00°74'00" West, a distance of 166.85 feet with the East boundary line of said Holmes tract and the West right-of-way line of FM 10 to a 1/2 inch iron rod set at the beginning of a curve to the left whose functions are as follows: An angle of 02°43'08", a radius of 675.40 feet, a tangent of 16.01 feet and whose chord bears South 00°57'34" East, a distance of 32.05 feet;

THENCE in a Southeasterly direction with the East boundary line of said Holmes tract and the West right-of-way line of FM 10 and said curve to the left a distance of 32.05 feet to a 1/2 inch iron rod set for the Southeast corner of said Holmes tract and at the intersection of the most Easterly North boundary line of a called 38.2 acre tract as recorded in Volume 905, Page 491 of said deed records with said right-of-way line;

THENCE South 95°41'52" West with the South boundary line of said Holmes tract and the most Easterly North boundary line of said 38.2 acre tract at a distance of 5.3 feet pass a 6 inch steel fence corner post and continuing a total distance of 224.26 feet to a 6 inch steel fence corner post found for the Southwest corner of said Holmes tract and a all corner of said 38.2 acre tract;

THENCE North 07°22'04" West with the West boundary line of said Holmes tract and the most Northerly East boundary line of said 38.2 acre tract at a distance of 151.72 feet pass the most Westerly Northeast corner of said 38.2 acre tract and the most Westerly Southeast corner of the above mentioned 36.95 acre tract and continuing a total distance of 201.84 feet to a 1 1/2 inch iron pipe found for the Northwest corner of said Holmes tract and a all corner of said 36.95 acre tract;

THENCE North 86°25'00" East; a distance of 260.67 feet with the North boundary line of said Holmes tract and the most Easterly South boundary line of said 36.95 acre tract back to the place of beginning and containing 1.134 acres of land.

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

STATE OF TEXAS COUNTY OF PANOLA
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.
OFFICIAL PUBLIC RECORDS

FILED FOR RECORD
Jul 15, 2009 03:40P

CLARA JONES, COUNTY CLERK
PANOLA COUNTY, TEXAS

Jul 15, 2009 03:40P

CLARA JONES, COUNTY CLERK
PANOLA COUNTY, TEXAS

BY: Teresa Cord, Deputy