

IN MY OFFICE
AT 2:25 O'CLOCK P M

JUN 29 2017

Our File Number: 390.100209
Name: DETRIC R. WALLACE AND WIFE, PRINCESS WALLACE

NOTICE OF TRUSTEE'S SALE

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS

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.

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.

WHEREAS, on November, 12 2007, DETRIC R. WALLACE AND WIFE, PRINCESS WALLACE, executed a Deed Of Trust conveying to MICHAEL H. PATTERSON as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 125747, Volume 1411, , Page 439 and re-recorded under County Clerk Number 128672, Volume 1429, 448 in the DEED OF TRUST OR REAL PROPERTY records of PANOLA COUNTY, TX; and

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 the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, August 1, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in PANOLA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the steps of the Courthouse, such steps being located on the East side of the Courthouse or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place , of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CARTHAGE, PANOLA COUNTY, TEXAS, BEING 1.358 ACRES OF LAND, SAME BEING LOT 13, BLOCK 40 AS SHOWN ON NEW CITY MAP OF CARTHAGE, TEXAS, AND BEING THE SAME CERTAIN TRACT DESIGNATED AS "SECOND TRACT" IN DEED FROM KENNI J. MONK, ET VIR TO KEVIN COLLINSWORTH, ET UX, DATED JUNE 22, 1992 AND RECORDED IN VOLUME 897, PAGE 175 OF THE PANOLA COUNTY DEED RECORDS, SAID 1,358 ACRE TRACT TOGETHER WITH A 20' WIDE ACCESS EASEMENT, BOTH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. INCLUDES THE MANUFACTURED HOUSING UNIT AS PART OF THE REAL PROPERTY DESCRIBED AS: MAKE: PATRIOT HOMES; MODEL: 08E5321S; YEAR: 2008; SERIAL NUMBER(S):H186913GL; WIDTH: 26 X 80

Property Address: 127 FAIRMONT SPUR
CARTHAGE, TX 75633
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

WITNESS MY HAND this day, June 29, 2017.



Carol Hampton, Terri Worley, Lisa DeLong, Mark Hartman, Aurora Campos, Ramiro Cuevas, Sheryl LaMont, Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Carol Hampton, Kristopher Holub, Frederick Britton, Darla Boettcher, Shawn Schiller, Allan Johnston, Ronnie Hubbard, Chance Oliver or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 469-425-3140

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the City of Carthage, Panola County, Texas, being 1.358 acres of land, same being lot 13, block 40 as shown on New City Map of Carthage, Texas, and being the same certain tract designated as "Second Tract" in deed from Kenni J. Monk, et vir to Kevin Collinsworth, et ux, dated June 22, 1992 and recorded in Volume 897, Page 175 of Panola County Deed Records, said 1.358 acre tract being more fully described as follows:

Beginning at a 1/2" iron rod found for corner at the Northeast corner of the herein described tract and the Southwest corner of the at certain 8.078 Acre tract described in deed to Leonard R. Grappe, et ux, and recorded in Volume 980, Page 13 of the Panola County Official Public Records, same being on the west line of that certain tract described in deed to J. H. Allums, et ux, and recorded in Volume 828, Page 313 said Deed Records;

Thence South 07°05'45" East, with the West line of said Allums tract, 170.00 feet to a 3/8" iron rod with cap set for corner at the Southwest corner of the herein described tract and the Northeast corner of Lot 4 as described in deed to E. W. Whitley, and recorded in Volume 301, Page 304 of said Deed Records;

Thence South 80°50'55" West, with the North line of said lot 4, 346.77 feet to a 3/8" iron rod with cap set for corner at the Southwest corner of the herein described tract and the Southeast corner of Lot 8 as described in deed to Marylyn B. McMurtry, and recorded in Volume 1006, Page 323 of said Public Records;

Thence North 07°56'47" West, with the East line of said Lot 8, at 85.00 feet pass a 3/8" iron rod with cap set at the Northeast corner of said Lot 8 and the Southeast corner of Lot 12, designated as "First Tract" and described in said Volume 897, Page 175 of said Deed Records, continuing in all, 170.00 feet to a 3/8" iron rod with cap set for corner at Northwest corner of the herein described tract and the Northeast corner of said Lot 12, same being on the South line of said 8.078 acre tract;

Thence North 80°49'12" East, with the South line of said 8.078 acre tract, 11.52 feet to a 1/2" iron rod found for angle corner, and continuing with said South line, North 80°51'39" East - 337.77 feet to a point of beginning and containing 1.358 acres of land.

20' wide access easement;

Beginning at a 3/8" iron rod with cap set for corner at the Southwest corner of the herein described easement, same being on East margin of South Adams Street and being North 07°56'47" West;

Thence North 80°49'12" East - 150.00 feet to a 3/8" iron rod with cap set for corner at the Northeast corner of the herein described easement, same being on the East line of said Lot 12 and the West line of the described 1.358 acre tract;

Thence South 07°56'47" East, with the West line of said 1.358 acre tract and the East line of said Lot 12, at 16.50 feet pass the Southeast corner of said Lot 12 and the Northeast corner of the above mentioned Lot 8, and continuing in all, 20.00 feet to a 3/8" iron rod with cap set for corner at the Southeast corner of the described easement;

Thence South 80°49'12" West-150.00 feet to a 3/8" iron rod with cap for angle corner;

Thence North 07°56'47" West-20.00 feet to the point of beginning.

BEARING BASIS: Bearings are oriented to the record bearing of the South line of said called 8.078 acre tract.