

FILED FOR RECORD
IN MY OFFICE
AT 1140 O'CLOCK u M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

APR 12 2016

You, James G. Brown, are hereby notified that on Tuesday, May 3, 2016, between the hours of 10:00 a.m. and 1:00 p.m., at the Panola County Courthouse, located at 110 S. Swainmore, 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:

BOBBIE DAVIS
COUNTY CLERK PANOLA COUNTY, TEXAS
BY [Signature] DEPUTY

A TRACT OR PARCEL OF LAND CONTAINING 12.0000 ACRES OUT OF THE ORIGINAL MARLIS AND MARY BROWN 34.572 ACRE TRACT AS DESCRIBED IN INSTRUMENT IN VOLUME 980, PAGE 198 OF THE DEED RECORDS OF PANOLA COUNTY OUT OF A 58.9 ACRE PARENT TRACT TO WOODROW W. PICKRON, ETUX IN THE ADAM JOHNSON SURVEY, ABSTRACT 349 PANOLA COUNTY, SAID 12.0000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS in the attached Exhibit "A", including without limitation any residential dwelling located upon the real property, which dwelling is a 2012 MHDMAN00000450 Southern Energy Homes Inc. Manufactured Home; Model: 43EZE30583AH13; Serial No. SAD021039ALA/B, Label/Seal No. NTA1579310/1 which manufactured home has been placed on and affixed to the real property.

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

The address or other common designation of this real property is 157 County Road 155, Carthage, Texas 75633.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated December 19, 2012, in the original principal sum of \$116,269.17, executed by you as Maker 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 December 19, 2012. The Deed of Trust was executed by you as Grantor 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 April 7, 2016 is \$124,850.13. Said balance continues to accrue interest per day at 10.90%. 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 original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated April 1, 2016. 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 8th day of April, 2016.

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

STATE OF TEXAS

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COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO BEFORE ME on this 8th day of April, 2016 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" Attachment

METES AND BOUNDS DESCRIPTION OF 12.0000 ACRE TRACT - JAMES AND AMI BROWN

A TRACT OR PARCEL OF LAND CONTAINING 12.0000 ACRES OUT OF THE ORIGINAL MARLIS AND MARY BROWN 34.572 ACRE TRACT AS DESCRIBED IN INSTRUMENT IN VOLUME 980, PAGE 198 OF THE DEED RECORDS OF PANOLA COUNTY OUT OF A 58.9 ACRE PARENT TRACT TO WOODROW W. PICKRON, ETUX IN THE ADAM JOHNSON SURVEY, ABSTRACT 349 PANOLA COUNTY, SAID 12.0000 ACR ETRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a nail marking the Northwest corner of said 34.572 acre tract in the centerline of County Road No. 155 and marking the Northeast corner of an easement of right-of-way agreement described in instrument in Volume 1604, Page 841 of the Deed Records of Panola County;

THENCE North 82 degrees 25 minutes 18 seconds East with the centerline of said County Road a distance of 99.00 ft. to a nail at a slight angle point, North 82 degrees 50 minutes 15 seconds East continuing with said centerline a distance of 289.83 ft. pass the Southwest corner of the Newman 3.048 acre tract described in instrument in Volume 24, Page 112 of the Panola County Deed Records in all a total distance of 384.45 ft. to a nail at an angle point and North 83 degrees 59 minutes 21 seconds East a distance of 3.45 ft. to a nail marking the Westerly Northeast corner of the herein described 12.0000 acre tract and the Northwest corner of the Paul and Sandra Oney 5.0000 acre tract previously surveyed by The McKinley Company;

THENCE South 06 degrees 00 minutes 39 seconds East perpendicular to the aforementioned County Road No. 155 passing a 3/8 inch iron rod for reference in the South right-of-way line at 25.00 ft. and passing an iron rod set for reference in the North boundary of an existing pond a distance at 662.06 ft. in all a total distance of 687.06 ft. to a 3/8 inch iron rod set at the Southwest corner of said Paul and Sandra Oney 5.0000 acre tract and a re-entrant corner of the herein described 12.0000 acre tract;

THENCE North 83 degrees 59 minutes 21 seconds East with the South boundary of said Oney Tract passing its Southeast corner at 317.00 ft. and with the South boundary of the remainder portion of said 34.572 acre tract a total distance of 887.89 ft. to a 3/8 inch iron rod set marking the lower Northeast corner of the herein described 12.0000 acre tract and marking a re-entrant corner of said remainder portion;

THENCE South 00 degrees 00 minutes 49 seconds West a distance of 224.08 ft. to a 3/8 inch iron rod set marking the Southeast corner of the herein described tract and the Southwesterly corner of said remainder tract in the South line of said original 58.9 acre tract and said 34.572 acre tract as described in Volume 540, Page 67 and Volume 980, Page 203 of the Deed Records of Panola County;

THENCE North 89 degrees 59 minutes 11 seconds West with an old fence line and with the South boundary line of said original 58.9 acre tract described in Volume 540, page 67 of the Deed Records of Panola County and with a very old fence line a total distance of 1314.18 ft. to a ½ inch iron rod found at the so called Southwest corner of 58.9 acres, whence a 1 inch iron pipe found at the inter corner of said 45 acres bears North 89 degrees 59 minutes 11 seconds West a distance of 83.30 ft.;

THENCE North 09 degrees 20 minutes 07 seconds West with the West boundary of the herein described tract and the East boundary of said right-of-way agreement described in Volume 1604, Page 841 of the Deed Records of Panola County passing a ½ inch iron rod at 747.83 ft. in all a total distance of 762.83 ft. to the PLACE OF BEGINNING and containing 12.0000 acres of land and however the North 30 ft. of the above tract is in County Road No. 155 containing 0.2794 acre leaving a net acreage of 11.7206 acres and also being known as 157 County Road No. 155, Carthage, Texas 75633.