

NOTICE OF TRUSTEE'S 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. Sender is: Codilis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

RECORDED FOR OFFICE
1:20 O'CLOCK P.M.
OCT 11 2016

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY 1 Endale DEPUTY

Date of Security Instrument: May 10, 2007

Grantor(s): Quantaus C. Kelley, a single person

Original Trustee: CTC Real Estate Services

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for County Home Loans, Inc. dba America's Wholesale Lender, its successors and assigns

Recording Information: Vol. 1377, Page 756, or Clerk's File No. 120422, in the Official Public Records of PANOLA County, Texas.

Current Mortgagee: Ditech Financial LLC

Mortgage Servicer: Ditech Financial, LLC, whose address is C/O 3000 Bayport Drive, Suite 880 Tampa, FL 33607 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 11/01/2016 **Earliest Time Sale Will Begin:** 10:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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.

Legal Description:

ALL THAT CERTAIN 0.22 ACRE LOT, TRACT OR PARCEL OF LAND LOCATED IN THE GEORGE GOODWIN SURVEY, A-224, CITY OF CARTHRAGE, IN PANOLA COUNTY, TEXAS. SAID TRACT BEING PART OF LOTS 23, 24 AND 25, BLOCK 41, ROLLING ACRES SUBDIVISION, RECORDED IN VOL. 4, PAGE 107, PLAT RECORDS OF PANOLA COUNTY, TEXAS. ALSO BEING KNOWN AS PART OF LOTS 23, 24, AND 25, BLOCK 41-B, CITY OF CARTHRAGE. SAID TRACT ALSO BEING ALL OF A CALLED 0.222 ACRE TRACT CONVEYED FROM VON I. VERNON AND WIFE AMY L. VERNON TO HAZEL TURLINGTON, RECORDED IN VOL. 1124, PAGE 530, OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS (OPROPCT), AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the PANOLA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiariski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Sheryl LaMont 10-16-16
Sheryl LaMont as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Carol Hampton as Successor Substitute Trustee, Phillip Pierceall as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Daniel Willis as Successor Substitute Trustee, Logan Thomas as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Tanya Graham as Successor Substitute Trustee, Terry Waters as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee



4595017



Boundary Description

**Field Notes for 0.22 acre at 304 S. Bounds Street, Carthage, Texas
in Panola County, Texas**

All that certain 0.22 acre lot, tract or parcel of land located in the George Goodwin Survey, A-224, City of Carthage, in Panola County, Texas. Said tract being part of Lots 23, 24 and 25, Block 41, Rolling Acres Subdivision, recorded in Vol. 4, Page 107, Plat Records of Panola County, Texas. Also being known as part of Lots 23, 24 and 25, Block 41-B, City of Carthage. Said tract also being all of a called 0.222 acre tract conveyed from Von I. Vernon and wife Amy L. Vernon to Hazel Turlington, recorded in Vol. 1124, Page 530, Official Public Records of Panola County, Texas (OPROPCT), and being more particularly described as follows:

BEGINNING at a ½" iron rod, found for the SEC of this tract on the common east line of Lot 24, and the west R.O.W. of S. Bounds Street (50' R.O.W.), from which a ¾" iron pipe, found for the SEC of Lot 24 bears S44°14'13"E, 12.27 feet;

THENCE S59°06'51"W (Base Bearing), across Lot 24, then Lot 25, 127.15 feet, to a ½" iron rod, found for corner at a 2 ½" chain link fence corner post. Said iron rod corner being the SWC of this tract, on the west line of Lot 25, and the east line of Lot 19;

THENCE N20°51'02"W, with the common west line of Lot 25, the east line of Lot 19, and generally with a chain link fence, 28.36 feet, to a ½" iron rod with J. Roberts plastic cap, set for corner. Said corner being the NWC of Lot 25 and the SWC of Lot 24;

THENCE N30°59'33"W, with the common west line of Lot 24, the east line of Lot 19, and generally with a chain link fence, 56.53 feet, to a ½" iron rod, found for the NWC of this tract at a 2 ½" chain link fence corner post;

THENCE N58°22'25"E, across Lot 24, then Lot 23, 108.04 feet, to a ½" iron rod, found for the NEC of this tract in a curve to the left on the common east line of Lot 23, and the west R.O.W. of S. Bounds Street;

THENCE with said curve at 14.60 feet passing the common SEC of Lot 23 and the NEC of Lot 24, and continuing with said curve that has a radius of 292.00 feet, a chord bearing of S39°38'00"E, and a chord distance of 73.83 feet, to a point not set in a water line for the end of said curve;

THENCE S44°13'52"E, with the common east line of Lot 24, and the west R.O.W. of S. Bounds Street, 13.24 feet, to the Place of Beginning containing 0.22 acre more or less.

Note: All bearings in this survey based on the south line of this tract, from a deed in Vol. 1124, Page 530 (OPROPCT).

Plat Accompanies This Description.

I, Jackie Roberts, Registered Professional Land Surveyor No. 5015, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of April, 2007.