

FILED FOR RECORD
IN MY OFFICE
AT 1:49 O'CLOCK P M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JUL 11 2016

Matter No.: 044090-TX

Date: June 28, 2016

County where Real Property is Located: Panola

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY M. Turner DEPUTY

ORIGINAL MORTGAGOR: CORLYSS JAMES LECOUNT, A MARRIED MAN AND MELISSA D. LECOUNT, SIGNING PRO FORMA TO PERFECT LIEN ONLY.

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

MORTGAGE SERVICER: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

DEED OF TRUST DATED 5/30/2013, RECORDING INFORMATION: Recorded on 6/4/2013, as Instrument No. 175191, in Book 1729, Page 301.

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 0.30 ACRE IN THE ADOLPHUS MOORMAN SURVEY, A-427, PANOLA COUNTY, TEXAS, BEING LOT 7, BLOCK 3 (BLOCK 96-C), WESTWOOD ADDITION-SECTION 1, RECORDED IN VOLUME 434, PAGE 37, DEED RECORDS OF PANOLA COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/2/2016, the foreclosure sale will be conducted in Panola County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is acting as the Mortgage Servicer for SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, as Mortgage Servicer, is representing the Mortgagee, whose address is:

SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY
2105 Waterview Pkwy, Ste 102
Richardson, TX 75080

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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.



Matter No.: 044090-TX

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.

By:   7-11-16

Substitute Trustee
SHERYL LAMONT OR ROBERT LAMONT OR DAVID
SIMS OR CAROL HAMPTON OR ALLAN JOHNSTON OR
HARRIETT FLETCHER OR PAUL A. HOEFKER, ROBERT L.
NEGRIN

Return to:

ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036