

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 & Stawiarski, P.C., 400 N. Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

FILED FOR RECORD
IN MY OFFICE
AT 2:47 O'CLOCK P.M.

Date of Security Instrument: February 17, 2006

Grantor(s): Felicia Pellum, a single person

FEB 12 2018

Original Trustee: Thomas E. Black, Jr.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), Home Lenders, Inc., its successors and assigns

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY S. G. Adams DEPUTY

Recording Information: Vol. 1304, Page 758, or Clerk's File No. 107962, in the Official Public Records of PANOLA County, Texas.

Current Mortgagee: JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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: 03/06/2018 **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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:
BEING 0.269 ACRE OF LAND SITUATED IN THE GEORGE GOODWIN SURVEY, A-224, PANOLA COUNTY, TEXAS, AND BEING LOT 5, BLOCK 256 OF THE CITY OF CARTHAGE, ACCORDING TO THE PLAT OF SAME RECORDED IN VOLUME 3, PAGE 396 OF THE PLAT RECORDS OF PANOLA COUNTY, TEXAS. THE SAID 0.269 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN DEED FROM RANDALL S. COX TO RICHARD LEE CLARK AND WIFE, CLARA M. CLARK, RECORDED IN VOLUME 727, PAGE 494 OF THE DEED RECORDS, PANOLA COUNTY, TEXAS, (DRPCT) 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 & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Ronnie Hubbard 2-12-18
Sheryl LaMont as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Carol Hampton as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, **Ronnie Hubbard** as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



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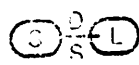


Exhibit "A"

Being 0.269 acre of land situated in the George Goodwin Survey, A-224, Panola County, Texas, and being Lot 5, Block 256 of the City of Carthage, according to the plat of same recorded in Volume 3, Page 396 of the Plat Records of Panola County, Texas. The said 0.269 acre tract being the same tract of land described in deed from Randall S. Cox to Richard Lee Clark and wife, Clara M. Clark, recorded in Volume 727, Page 494 of the Deed Records, Panola County, Texas, (DRPCT), and being more particularly described as follows:

BEGINNING at a 3/8" steel rebar set in the intersection of the south right of way (ROW) line of West College with the west ROW line of Daniels Boulevard for the NE Corner of this tract;

THENCE S 11 deg. 12' 45"E, with and along the east line of said Block 256 and the west ROW line of Daniels Boulevard, 152.30 feet, to a 3/8" steel rebar set for the NE Corner of Lot 4, Block 256, same being a tract of land described in deed from Mary Frances Murphy to Mary Payne in Vol. 493, Page 828, DRPCT;

THENCE S 80 deg. 00' 00" W, with and along the north line of said Lot 4, 77.00 feet, to a 3/8" steel rebar set for the SE Corner of Lot 6, Block 256, same being a tract of land described in deed from John Hester and Regina Hester to Lonnie Reed and Darlene Reed, recorded in Volume 1113, Page 550, of the Official Public Records, Panola County, Texas;

THENCE N. 11 deg. 12' 45" W, with and along the east line of the said Reed tract, 152.30 feet, to a 3/8" steel rebar set in the north line of Block 256, same being the same south ROW line of West College for the NE Corner of the Reed tract and being the NW Corner of this tract;

THENCE N 80 deg. 00' 00" E, with and along the south ROW line of West College and the north line of Block 256, 77.00 feet, to the Point of Beginning and containing 0.269 acre of land.