

Cleveland Wayne Wyatt and Jo Nell Wyatt
485 CR 3224
Panola, Texas 75685
Our file #0217-854F

ATTENTION SERVICE MEMBERS:

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 10, 2006, Cleveland Wayne Wyatt and Jo Nell Wyatt executed a Deed of Trust conveying to General American Corporation, a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Company, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 107930 in the Real Property Records of Panola County, Texas; and

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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 6, 2018, the foreclosure sale will be conducted in Panola County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where 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 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.


Said Real Estate is described as Follows: In the County of Panola, State of Texas:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank of New York Mellon f/k/a The Bank of New York, successor to JPMorgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2006-A. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262



**Terri Worley, Substitute Trustee, or
Carol Hampton, Successor Substitute Trustee, or
Jeffrey Hampton, Successor Substitute Trustee, or
Lisa DeLong, Successor Substitute Trustee, or
Sheryl LaMont, Successor Substitute Trustee, or
Robert LaMont, Successor Substitute Trustee, or
David Sims, Successor Substitute Trustee, or
Harriett Fletcher, Successor Substitute Trustee, or**

FILED FOR RECORD
IN MY OFFICE

AT 10:20 O'CLOCK A M

FEB 12 2018

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY B. Gilman DEPUTY

**Allan Johnston, Successor Substitute Trustee, or
Sharon St. Pierre, Successor Substitute Trustee, or
Carol Hampton, Successor Substitute Trustee, or
Ronnie Hubbard, Successor Substitute Trustee, or
Terri Worley, Successor Substitute Trustee, or
Jeffrey Hampton, Successor Substitute Trustee, or
Lisa DeLong, Successor Substitute Trustee**

EXHIBIT A

All that certain 1.00 acre lot, tract or parcel of land, more or less, situated in the BENONI LOVELL SURVEY, Abstract No. 400, Panola County, Texas, and being part of that certain called 10 acre tract conveyed by Joe F. Estes, individually and as Attorney-in-Fact for Francis Gerace to Huey Wyatt in Deed dated February 13, 1981, recorded in Vol. 691, Page 605 of the Deed Records of Panola County, Texas, and being the same land as described in that certain Deed dated March 31, 1999, from Walter Jeff Shadoin and wife, Janual Marie Shadoin, to Cleveland Wayne Wyatt and wife, Jo Nell Wyatt, recorded in Volume 1059, Page 326. of the Official Public Records of Panola County, Texas, and being more completely described as follows, to-wit:

BEGINNING at an iron rod for corner in the centerline of a dirt road and in the North line of said called 10 acre tract, said corner being South 82 deg. 49' West, 130.0 feet from the Northeast corner of said called 10 acre tract;

THENCE South 0 deg. 04' West, a distance of 292.74 feet to corner;

THENCE South 82 deg. 49' West, a distance of 150.0 feet to corner;

THENCE North 0 deg. 04' East, a distance of 292.74 feet to an iron rod for corner in the North line of said called 10 acre tract and in said dirt road centerline;

THENCE North 82 deg. 49' East with said North line and said centerline, a distance of 150.0 feet to the Place of Beginning, and containing 1.00 acre of land, more or less.

Filed for Record in:
Panola County
On: Feb 21, 2006 at 02:38P
As a Recording
Document Number: 107930
Amount 88.00
Receipt Number 8762
By Clara J

STATE OF TEXAS COUNTY OF PANOLA
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Panola County
as stamped hereon by me.
Feb 21, 2006
MICKEY DORMAN, County Clerk
Panola County

CAUSE NO. 2017-301

IN RE ORDER FOR FORECLOSURE
CONCERNING

485 CR 3224 ,
PANOLA, TEXAS 75685

UNDER TEX. R. CIV. PROC. 736

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§
§
§
§

IN THE DISTRICT COURT OF

PANOLA COUNTY, TEXAS

123rd JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by The Bank of New York Mellon f/k/a The Bank of New York, successor to JPMorgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2006-A (“Petitioner”), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days and that this is an *in rem* proceeding.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on February 22, 2012, the Petitioner gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on February 16, 2017; and
- the loan is due for the December 15, 2011 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 485 CR 3224, Panola, Texas 75685 (the “Property”) which has the following legal description:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT “A” AND INCORPORATED HEREIN.

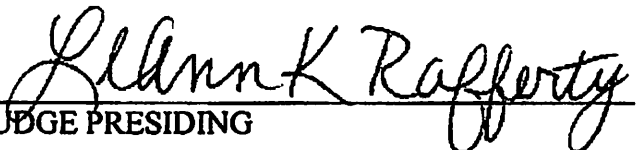
(3) The name and last known address of each respondent subject to this Order is/are:

- Cleveland Wayne Wyatt, 485 County Road 3224, DeBerry Texas 75639
- Jo Nell Wyatt, 485 County Road 3224, DeBerry Texas 75639

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 107930 of the real property records of Panola County, Texas.

IT IS THEREFORE ORDERED that the Petitioner may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 10th day of January, 2007.


JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey

SBN: 09180150

Kelly@kellyharvey.com

Jerry W. Mason

SBN: 24081794

jerry@kellyharvey.com

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR PETITIONER

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Feb 21, 2006
MICKEY DORMAN, County Clerk
Panola County