

NOV 09 2020

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

ROBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY: *[Signature]* DEPUTY

**Panola County Texas Home Equity Security Instrument**

Date of Security Instrument: March 24, 2006  
Amount: \$50,000.00  
Grantor(s): ROBERT HENNING  
Original Mortgagee: BANK OF AMERICA, N.A.  
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A  
Original Trustee: PRLAP, INC.  
Mortgage Servicer and Address: Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, California 92806  
Recording Information: Recorded on 4/24/2006, as Instrument No. 109564 in Book  
1313 Page 743 Panola County, Texas  
Legal Description: 2.48 ACRES OF LAND, MORE OR LESS, SITUATED IN  
PANOLA COUNTY, TEXAS AND MORE COMPLETELY  
DESCRIBED IN ATTACHED EXHIBIT "A"  
Date of Sale: 12/1/2020  
Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: 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 foreclosures 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.

WHEREAS, an Default Order was entered on 10/6/2020, under Cause No. 2020-183, in the 123rd Judicial District Judicial District Court of Panola County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE SHERYL LAMONT, ROBERT LAMONT, HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, TERRI WORLEY, LISA DELONG, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

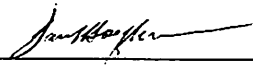


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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 the notice immediately.**

EXECUTED in multiple originals on 10/27/2020.

By:   
Paul A. Hoeffker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

  
\_\_\_\_\_

Posted by Sheryl LaMout 11-09-20 20

EXHIBIT "A"

2.48 acres of land, more or less, situated in Panola County, Texas, a part of the Adolphus Moommen Headright Survey, about 2 miles West of the Town of Carthage, lying on the South side of State Highway No. 214, and being Lot No. 7 of the J. H. Miller Subdivision of two (2) tracts of land on the Adolphus Moommen Survey, as shown by a plat of such subdivision prepared and certified to by Robert Lawrence, County Surveyor of Panola County, Texas, dated April 4, 1946, and filed for record in Panola County, Texas on April 4, 1946, and shown of record in Volume 216, Page 267, 268, of the Deed Records of Panola County, Texas, here referred to, and which said Lot No. 7 of 2.48 acres, more or less, herein conveyed, is more particularly described as follows:

BEGINNING at the Northeast corner of Lot No. 6 of said subdivision on the South line of State Highway No. 315;

THENCE S 10 E with the East line of Lot No. 6 at 159 vrs. to the Southeast corner of Lot No. 6 on the South line of the original tract;

THENCE N 80 E 82 vrs. to the Southwest corner of Lot No. 8 of said subdivision;

THENCE N 10 W with the West line of Lot No. 8 at 184.3 vrs. to the Northwest corner of Lot No. 8 in the South line of State Highway No. 315;

THENCE with the South line of said Highway No. 315, S 61° 55' W 82 vrs. to the Northeast corner of Lot No. 6, and the place of BEGINNING, and containing 2.48 acres of land, more or less.