

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/26/2006

Grantor(s)/Mortgagor(s):
JACKIE R. SMITH, JR. AND WIFE, LARHONDA SMITH

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-8, Home Equity Pass-Through Certificates, Series 2006-8, U.S. Bank National Association, as Trustee

Recorded in:
Volume: 1334
Page: 1
Instrument No: 113041

Property County:
PANOLA

FILED FOR RECORD
IN MY OFFICE
AT 12:35 O'CLOCK 1 M

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
6200 S. Quebec St.,
Greenwood Village, CO 80111

DEC 12 2022

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY R. Davis DEPUTY

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 1/3/2023

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: THE STEPS OF THE PANOLA COUNTY COURTHOUSE, SUCH STEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Sheryl LaMont
Terri Worley or Lisa DeLong, Robert LaMont, Sheryl LaMont,
Ronnie Hubbard, Sharon St. Pierre or Allan Johnston
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUIS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075
December 12, 2022

MH File Number: TX-19-74809-HE
Loan Type: Conventional Residential

EXHIBIT "A"

ALL THAT CERTAIN 1.00 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, BEING A PART OF THE HARRISON DAVIS SURVEY, ABSTRACT NO. 157, PANOLA COUNTY, TEXAS AND OUT OF A CALLED 30 ACRE TRACT DESCRIBED IN VOLUME 146, PAGE 605, OF PANOLA COUNTY DEED RECORDS, AND SAID 1.00 SUBJECT TRACT BEING THE SAME LAND DESCRIBED IN THE DEED FROM VINCENT N. SMITH AND WIFE SHARON SMITH TO JACKIE R. SMITH, JR. AND WIFE, ANITA SMITH, EXECUTED OCTOBER 16, 1992, RECORDED IN VOLUME 908, PAGE 485, DEED RECORDS, PANOLA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON SPIKE IN THE CENTERLINE OF AN OIL-TOPPED COUNTY ROAD, SAME BEING THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT CALLED #4, ALSO BEING NORTH 48 DEGREES 18 MINUTES WEST 848.6 FEET FROM THE SOUTH CORNER OF SAID 30 ACRE TRACT, WHICH BEARS A 1/2 INCH IRON PIPE NORTH 41 DEGREES 42 MIN EAST 20.0 FEET

THENCE WITH THE WEST BOUNDARY LINE OF SAID LOT # 4, NORTH 41 DEGREES 42 MINUTES EAST 484 FEET TO A 3/8 IN IRON ROD SET ATE THE NORTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 48 DEGREES 18 MINUTES, WEST 90.00 FEET TO A 1/2 INCH IRON PIPE;

THENCE SOUTH 41 DEGREES 42 MINUTES WEST 484 FEET TO AN IRON SPIKE IN THE CENTERLINE OF SAID WHENCE BEARS A 1/2 INCH IRON PIPE NORTH 41 DEGREES 42 MINUTES EAST 20.0 FEET

THENCE WITH THE CENTERLINE OF SAID ROAD SOUTH 48 DEGREES 18 MINUTES EAST 90.0 FEET TO THE BEGINNING AND CONTAINING 1.00 ACRES OF LAND, MORE OR LESS.