

Our File Number: 19-12103

Name: CHARLES GIBSON AND CYNTHIA GIBSON, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 3, 2018, CHARLES GIBSON AND CYNTHIA GIBSON, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 207984, BOOK OR, VOL 1958, PAGE 714, in the DEED OF TRUST OR REAL PROPERTY records of PANOLA COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 4, 2020**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **PANOLA COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

METES AND BOUNDS DESCRIPTION OF 0.50 ACRES IN THE WILLIAM D. THOMPSON SURVEY, A-672 PANOLA COUNTY, TEXAS. BEING 0.50 ACRES OF LAND SITUATED IN THE WILLIAM D. THOMPSON SURVEY, A-672, PANOLA COUNTY, AND BEING ALL OF A CALLED 0.500 ACRE TRACT CONVEYED TO CHERIE GIBERT AND JASON GIBERT IN A DEED RECORDED IN VOLUME 1638, PAGE 466, PANOLA COUNTY OFFICIAL PUBLIC RECORDS (PCOPR), ALSO BEING A PORTION OF LOT 1 OF BLOCK 413 OF THE CITY OF CARTHAGE, SAID 0.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AS SHOWN ON THE PLAT PREPARED BY MTX SURVEYING, LLC ON FILE AS JOB NO. 18-034, (BEARING BASIS: ORIENTED TO THE RECORD BEARING OF THE EAST LINE OF THE CALLED 0.500 ACRE TRACT AS DESCRIBED IN VOLUME 1638, PAGE 466), AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

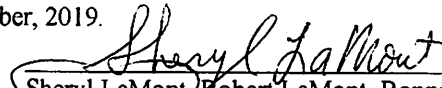
Property Address: 305 HUNTER ROAD
CARTHAGE, TX 75633
Mortgage Servicer: THE MONEY SOURCE INC.
Noteholder: THE MONEY SOURCE INC.
500 SOUTH BROAD STREET, SUITE #100A
MERIDEN, CT 06450

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

ACTIVE MILITARY SERVICE NOTICE

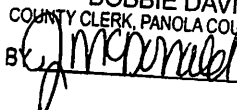
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 05 day of December, 2019.


Sheryl LaMont, Robert LaMont, Ronnie Hubbard,
Sharon St. Pierre, Allan Johnston, Ramiro Cuevas,
Aurora Campos, Jonathan Harrison, Shawn Schiller,
Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa
Bruno, Ronda Tyler, Meryl Olsen, David Sims,
Harriett Fletcher, Terrie Worley, Lisa Delong, Carol
Hampton, Substitute Trustees

FILED FOR RECORD
IN MY OFFICE
AT 0857 O'CLOCK 11 M

DEC 05 2019

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY  DEPUTY

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300



P.O. Box 1345 Marshall, TX 75671
903.471.8391
www.mtxsurveying.com
TBPLS Firm No. 10194253

**METES AND BOUNDS DESCRIPTION OF
0.50 ACRES IN THE
WILLIAM D. THOMPSON SURVEY, A-672
PANOLA COUNTY, TEXAS**

Being 0.50 acres of land situated in the William D. Thompson Survey, A-672, Panola County, and being all of a called 0.500 acre tract conveyed to Cherie Gibert and Jason Gibert in a deed recorded in Volume 1638, Page 466, Panola County Official Public Records (PCOPR), also being a portion of Lot 1 of Block 413 of the City of Carthage, said 0.50 acre tract being more particularly described by metes and bounds as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 18-034, (Bearing Basis: Oriented to the record bearing of the east line of the called 0.500 acre tract as described in Volume 1638, Page 466):


BEGINNING at a point for corner near the centerline of Hunter Road, from which the intersection of the centerline of said Hunter Road and the centerline of N. Live Oak Street, bears S 78°53'39"W 34.06 feet, said point for corner being on the south line of the residue of a called 43.9 acre tract described in a deed to S.P. Page recorded in Volume 103, Page 582, Panola County Deed Records (PCDR)

THENCE with the common lines between said Page tract the following courses and distances:

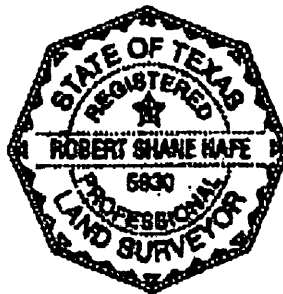
- 1) N 10° 20' 26" W at 21.55 feet passing a 1/2" iron rod found for reference, continuing a total distance of 155.35 feet to a set 1/2" iron rod with plastic cap stamped "MTX Surveying".
- 2) N 79° 47' 15" E, a distance of 140.05 to a found 1/2" iron rod;
- 3) S 10° 20' 26" E, at 125.59 feet passing a 1/2" iron rod found for reference, then at 146.3 feet passing the centerline of said Hunter Road, continuing a total distance of 136.18 feet to a point for corner near the south edge of said Hunter Road;

THENCE S 80° 07' 33" W, 140.06 feet to the **PLACE OF BEGINNING** and containing 0.50 acres of land, more or less.

I, Robert Shane Nafe, Registered Professional Land Surveyor No. 5930, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of March 2018.


 Robert Shane Nafe
 Registered Professional Land Surveyor
 Texas Registration No. 5930

3/9/18
Date



CS
CS

Exhibit A