

FILED FOR RECORD
IN MY OFFICE
AT 11:10 O'CLOCK A M
MAY 26 2016

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE 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 AS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

BOBBIE GIBBS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY Endsley DEPUTY

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Sheryl LaMont, Robert LaMont, David Sims, Allan Johnston, Harriett Fletcher, Carol Hampton, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on July 05, 2016 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: On the steps of the Panola County Courthouse, such steps being located on the east side, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in PANOLA County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 08/12/2015 and recorded under Volume, Page or Clerk's File No. 191658 Book 1837 Page 785 in the real property records of Panola County Texas, with LESTER J GIBBS AND MICHELLE GIBBS, HUSBAND AND WIFE as Grantor(s) and Success Mortgage Partners, Inc dba SMP Mortgage, Inc. as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by LESTER J GIBBS AND MICHELLE GIBBS, HUSBAND AND WIFE securing the payment of the indebtedness in the original principal amount of \$97,697.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by LESTER J GIBBS. Stonegate Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
INFORMATION:**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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. Stonegate Mortgage Corporation is acting as the Mortgage Servicer for Stonegate Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Stonegate Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Stonegate Mortgage Corporation
c/o Stonegate Mortgage Corporation
157 Main Street, Mansfield, OH, 44902



4576570

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

A 1.455-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.N WILLIAMS SURVEY, ABSTRACT NO. 712 PANOLA COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 50-ACRE TRACT OF LAND CONVEYED TO FRED T. SCOPE AND RECORDED IN VOLUME 434, PAGE 255, OF THE DEED RECORDS, PANOLA COUNTY, TEXAS, SAME BEING ALL THAT TRACT OF LAND CONVEYED TO M & W FARMING & LEASING, LLC, AND RECORDED IN VOLUME 1551 PAGE 339, OF SAID DEED RECORDS, SAID 1.455-ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND IN THE INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF HWY 315 WITH THE CENTERLINE OF CR 106, THE NORTH LINE OF SAID 50-ACRE TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE S 05° 23' 57" W ALONG THE CENTERLINE OF SAID CR 106 SAME BEING THE EAST LINE OF SAID 50-ACRE TRACT A DISTANCE OF 322.78 FEET TO THE SOUTHEAST CORNER HEREOF;

THENCE S 80° 00' 00" W (BEARING BASIS) AT A DISTANCE OF 22.80 FEET PASSING A 1/2-INCH IRON ROD FOUND CONTINUING IN ALL A TOTAL DISTANCE OF 208.70 FEET TO A 1/2-INCH IRON ROD FOUND FOR SOUTHWEST CORNER HEREOF;

THENCE N 05° 58' 24" E A DISTANCE OF 312.98 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF HWY 315;

THENCE N 77° 10' 12" E WITH THE SOUTH RIGHT-OF-WAY LINE OF HWY 315 A DISTANCE OF 208.54 FEET WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 63365.10 SQUARE FEET, 1.455-ACRES. (the "Property")

REPORTED PROPERTY

ADDRESS: 2413 State Highway 315, Carthage, TX 75633

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this 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.

WITNESS MY HAND on the 16 day of May, 2015

Respectfully,

JACK O'BOYLE & ASSOCIATES

Jack O'Boyle | SBN: 15165300

Travis L. Gray | SBN: 24041965

Chris S. Ferguson | SBN: 24069714

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGE AND/OR ITS MORTGAGE

SERVICES

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on the 16 day of May, 2015, personally appeared Travis L. Gray, personally known to me (or proved to be on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed same in his/her authorized capacity.

Name: Joshua D Akuna

Notary Public in and for the State of TEXAS

