

JUN 03 2021

NOTICE OF FORECLOSURE SALE

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY Amconah DEPUTY

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: ALL THAT CERTAIN 5.00 ACRE TRACT OF LAND, A PART OF THE S.O. PINKSTON SURVEY, ABSTRACT NO. 903, PANOLA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT OF LAND CALLED 27.5 ACRES DESCRIBED IN A DEED TO LIONEY EARL REEVES, ET US, RECORDED IN VOLUME 520, PAGE 543, OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, SAID 5.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED TRACT OF LAND CALLED 5.00 ACRES, A POINT ON COUNTY ROAD NO. 455 FROM WHICH AN IRON PIPE FOUND FOR A REFERENCE CORNER BEARS SOUTH 20.2 FEET:

THENCE NORTH 89 DEGREES 24 MINUTES WEST WITH NORTH LINE OF SAID TRACT OF LAND CALLED 27.5 ACRES TO A POINT IN THE SAID COUNTY ROAD FROM WHICH AN IRON PIPE SET FOR A REFERENCE CORNER IN THE SOUTH ROAD FENCE BEARS SOUTH;

THENCE SOUTH A DISTANCE OF 622.1 FEET TO AN IRON PIPE SET FOR A CORNER ON THE SOUTH LINE OF THE SAID TRACT OF LAND CALLED 27.5 ACRES:

THENCE EAST WITH THE FENCE ALONG THE SOUTH LINE OF THE SAID TRACT A DISTANCE OF 402.4 FEET TO A CONCRETE MONUMENT FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAME;

THENCE NORTH 2 DEGREES 03 MINUTES EAST WITH THE FENCE LINE ALONG THE SOUTHERLY EAST LINE OF THE SAID TRACT A DISTANCE OF 322.8 FEET TO AN IRON PIPE FOUND AT A FENCE CORNER FOR THE INNER CORNER OF THE SAME ON THE SOUTH LINE OF THE ABOVE MENTIONED TRACT OF LAND CALLED 5.00 ACRES;

THENCE WEST WITH THE SOUTH LINE OF THE SAID 5.00 TRACT A DISTANCE OF 125.8 FEET TO AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAME;

THENCE NORTH WITH THE WEST LINE OF THE SAID 5.00 ACRE TRACT A DISTANCE OF 298.4 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES; AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED OF GIFT DATED AUGUST 5, 1986 EXECUTED BY L.E. REEVES, ET US TO L.H. REEVES AND WIFE, DORIS L. REEVES, RECORDED IN VOLUME 795, PAGE 746, OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/04/2009 and recorded in Book 1490 Page 325 Document 138665 real property records of Panola County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 07/06/2021

Time: 12:00 PM

Place: Panola County, Texas at the following location: THE STEPS OF THE PANOLA COUNTY COURTHOUSE, SUCH TEEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.

5. *Obligations Secured.* The Deed of Trust executed by JIMMY Y GIBSON AND NORMA GIBSON, provides that it secures the payment of the indebtedness in the original principal amount of \$120,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Seattle Bank obtained a Order from the 123rd District Court of Panola County on 03/11/2021 under Cause No. 2020-341. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.



7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

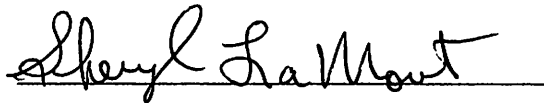
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Sheryl La Mont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on June 03, 2021 I filed this Notice of Foreclosure Sale at the office of the Panola County Clerk and caused it to be posted at the location directed by the Panola County Commissioners Court.



Sheryl La Mont