

NOTICE OF FORECLOSURE 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 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: TRACT ONE:

BEING A DESCRIPTION TO A 1.00 ACRE TRACT OF LAND OUT OF AND A PART OF THE ENOCH M. BOOKER SURVEY, A-56, PANOLA COUNTY, TEXAS, BEING A PART OF A 40.5 ACRE TRACT CONVEYED TO VESTRA MAE BAKER CREECH, 1/20/81, RECORDED IN VOLUME 693, PAGE, 608, DEED RECORDS PANOLA COUNTY, TEXAS, SAID 1.00 ACRE BEING LOCATED ABOUT 300 FEET, NORTH OF COUNTY ROAD 455, ABOUT 1.0 MILE NORTH EAST OF F.M. 31 AND ABOUT 20 MILES SOUTHEAST OF CARTHAGE, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS. TO-WIT:

BEGINNING: AT A 1/2 INCH IRON ROD FOR THE NEC OF THIS 1.00 ACRE TRACT, THE NEC OF SAID 40.5 ACRE TRACT IN THE CENTER OF CR-455 BRS. NORTH 81 DEGREES 57 MINUTES 10 SECONDS EAST, 867.30 FEET AND BEING ABOUT 145 FEET SOUTH OF THE NBL OF SAID 40.5 ACRE TRACT.

THENCE: SOUTH 77 DEGREES 55 MINUTES 04 SECONDS WEST, 208.00 FEET TO A 1/2 INCH IRON ROD FOR THE NWC OF THIS 1.00 ACRE TRACT.

THENCE: SOUTH 13 DEGREES 01 MINUTES 40 SECONDS EAST, 209.50 FEET TO A 1/2 INCH IRON ROD FOR THE SWC OF THIS 1.00 ACRE TRACT.

THENCE: NORTH 77 DEGREES 55 MINUTES 04 SECONDS EAST, 208.00 FEET TO A 1/2 INCH IRON ROD FOR THE SEC OF THIS 1.00 ACRE TRACT,

THENCE: NORTH 13 DEGREES 01 MINUTES 40 SECONDS WEST, 209.50 FEET, TO THE POINT OF BEGINNING CONTAINING 1.00 ACRE OF LAND.

TRACT TWO:

TOGETHER WITH: A 30 FEET WIDE BY 301.33 FEET LONG ROAD EASEMENT. DESCRIBED BY A CENTERLINE DESCRIPTION WITH 10 FEET, TO EITHER SIDE AS FOLLOWS, TO-WIT:

BEGINNING: AT A POINT IN THE SBL OF THE ABOVE DESCRIBED 1.00 ACRE TRACT, BEING NORTH 77 DEGREES 55 MINUTES 04 SECONDS EAST, 15 FEET. FROM ITS SWC.

THENCE: SOUTH 13 DEGREES 01 MINUTES 40 SECONDS EAST, 301.33 FEET TO THE CENTERLINE OF CR-455.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/14/2013 and recorded in Book 1731 Page 478 Document 175561 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: 05/07/2024

Time: 10:00 AM

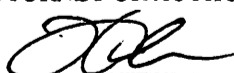
Place: Panola County, Texas at the following location: THE STEPS OF THE PANOLA COUNTY COURTHOUSE. SUCH TEEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 STANLEY MARK CREECH, provides that it secures the payment of the indebtedness in the original principal amount of \$217,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. TIB The Independent BankersBank, N.A. is the current mortgagee of the note and deed of trust and TIB - THE INDEPENDENT BANKERSBANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is TIB The Independent BankersBank, N.A. c/o TIB - THE INDEPENDENT BANKERSBANK, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **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
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

FILED FOR RECORD
IN MY OFFICE
AT 10:05 O'CLOCK a M

APR 04 2024

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY  DEPUTY

For additional sale information visit: www.auction.com

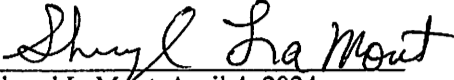


20-000049-391-8 // 1114 COUNTY ROAD 455, CARTHAGE, TX 75633 4814220

ServiceLink

Certificate of Posting

I am Sheryl LaMont 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 April 4, 2024 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 LaMont, April 4, 2024