

Notice of Trustee's Sale

AT 8:55 O'CLOCK A M

Date: August 19, 2019

AUG 28 2019

Trustee:

Cody Cockerham

Trustee's Address:

P.O. Drawer 579
Carthage, Texas 75633

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY G. Goldman DEPUTY

Mortgagee: First State Bank and Trust Company, Carthage, Texas, a Texas bank

Note: Note dated June 29, 2018 in the amount of \$102,762.00

Deed of Trust

Date: June 29, 2018

Grantor: Alysia Louise Davis and James Mathew Davis, a married couple

Mortgagee: First State Bank and Trust Company, Carthage, Texas, a Texas bank

Recording information: *Deed of Trust* dated June 29, 2018 executed by Alysia Louise Davis and James Mathew Davis, a married couple, to Cody Cockerham, Trustee for First State Bank and Trust Company, Carthage, Texas, recorded in Vol. 1975, Page 392, Official Public Records of Panola County, Texas.

Property:

Being 1 acre of land, more or less, a part of the JAMES T. KELLY SURVEY, Panola County, Texas, and being part of the 16.78 acres, more or less, bought by Ira LaGrone, from Clarence LaGrone on the east side Sabine River, Also being the land described in the deed from C.R. LaGrone and wife, Geneva LaGrone to Erby Lee Alexander in deed dated April 24, 1947, recorded in Vol. 239, Page 188, Deed Records, Panola County, Texas, and being more particularly described by metes and bounds as follows to wit:

BEGINNING at the N.E. Corner of said 16.78 acres, same being Robt. Thomas land.

THENCE W. with N. Line of this tract, same being Robt. Thomas line 108 varas to a stake on said line 2 small Post Oaks mkd. X.

THENCE S. 52 varas to a stake in field.

THENCE E. 108 varas to a stake on east line, same being the west line of the Logansport and Marshall Road.

THENCE N. with said road 52 vrs. to the place of beginning, containing one acre of land, more or less.

County: Panola

Date of Sale (first Tuesday of month): October 1, 2019

Time of Sale: The sale will begin no earlier than 1:00 pm, and no later than three hours thereafter. The sale will be completed by no later than 4:00pm.

Place of Sale: Panola County Courthouse in Carthage, Texas, at the following location: Courthouse steps on the East Side of the Panola County Courthouse situated on 110 S. Sycamore Street, Carthage, Texas 75633

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.

Cody Cockerham is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Cody Cockerham
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Carthage, Texas 75633