

Notice of Trustee's Sale

FILED FOR RECORD
IN MY OFFICE
AT 2:25 O'CLOCK P M

Date: November 12, 2021

NOV 12 2021

Trustee:

Gene Giles

ROBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY [Signature] DEPUTY

Trustee's Address:

P.O. Drawer 579
Carthage, Texas 75633

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

Note: Note dated March 18, 2015 in the amount of Forty Thousand Eight Hundred Twenty-Eight and 34/100 (\$40,828.34) Dollars

Deed of Trust

Date: March 18, 2015

Grantor: Lisa Kay Brinkman, f/k/a Lisa Kay Meshell, and Christopher Lynn Brinkman, a married couple

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

Recording information: Deed of Trust dated March 18, 2015, executed by Lisa Kay Brinkman, f/k/a Lisa Kay Meshell, and Christopher Lynn Brinkman, a married couple, to Gene Giles, Trustee for First State Bank and Trust Company, Carthage, Texas, recorded in Vol. 1817, Page 324, Official Public Records of Panola County, Texas.

Property:

All that certain parcel or tract of land being approximately 5 acres situated in the B.D.S. Watkins Survey in Panola County, Texas, that being the same tract of land described as "Tract One" in a Partition Deed from Waymon M. Walker and wife, Sibyl Walker, Harold Glenn Walker and Francis Kay Walker Acker to Francis Kay Walker Acker, dated July 20, 1992, recorded in Volume 989, Page 406, Deed Records of Panola County, Texas, and further described as follows:

The North 5 acres which contain the dwelling house on the certain 11.5 acres, situated in the B.D.S. Watkins Survey in Panola County, Texas, and being described as Tract Three (3) in that certain Partition Deed dated October 24, 1972, and recorded in Volume 550, Page 148, Deed Records of Panola County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest corner of 46 acres block of Mrs. A.M. Walker, a stake in the South property line of Sunday Penna Tract;

THENCE East with said property line 465.5 feet to a stake;

THENCE South 1,076 feet to a stake in the Southland Paper Company's North property line;

THENCE West 465.5 feet with said property line to a stake;

THENCE North 1,076 feet with Kirby East property line to the Place of Beginning, containing 11.5 acres, more or less.

The above described property being the same tract described in that certain Warranty Deed dated February 8, 2010 from Frances Kay Acker to Lisa Kay Meshell, recorded in Volume 1550, Page 560, Official Public Records of Panola County, Texas.

County: Panola

Date of Sale (first Tuesday of month): December 7, 2021

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.

Gene Giles is the 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.



Gene Giles
P.O. Drawer 579
Carthage, Texas 75633