

Notice of Trustee's Sale

FILED FOR RECORD
IN MY OFFICE
AT 3:30 O'CLOCK 9 M.

Date: April 10, 2017

APR 10 2017

Trustee: CODY COCKERHAM

Trustee's Address: P.O. Drawer 579
Carthage, Texas 75633

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY Gina Gold DEPUTY

Mortgagee: FIRST STATE BANK AND TRUST COMPANY, CARTHAGE, TEXAS, a Texas bank

Note: Note dated September 17, 2015 in the amount of EIGHTY-NINE THOUSAND EIGHT HUNDRED FIFTY-SEVEN AND 47/100 DOLLARS (\$89,857.47)

Deed of Trust

Date: September 17, 2015

Grantor: JOSHUA CHAD KEEN and MARY KEEN, a married couple

Mortgagee: FIRST STATE BANK AND TRUST COMPANY, CARTHAGE, TEXAS, a Texas bank

Recording information: Volume 1847, Page 181, Official Public Records of Panola County, Texas.

Property:

All that certain lot or parcel of land a part of the B.D.S. Watkins Survey, Abstract No. 747, Panola County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

County: Panola

Date of Sale (first Tuesday of month): May 02, 2017

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

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.

Cody Cockerham
CODY COCKERHAM, Trustee for First State Bank and Trust Company, Carthage, Texas
P.O. Drawer 579
Carthage, Texas 75633

EXHIBIT "A"

All that certain two (2) acres of land, more or less, a part of the B.D.S. Watkins Survey, A-747, Panola County, Texas, described as follows:

BEGINNING at a 2 inch iron pipe, stake, located at the southeast corner of the Marvin Walker 11.27 acres more or less tract, said point also being at the northeast corner of the Leon Walker 11.27 acres more or less tract of land, said tracts being described in a partition deed recorded in Vol. 550, Page 148 et. seq., Deed Records of Panola County, Texas, reference being here made for all purposes:

THENCE in a Westerly direction along the Marvin Walker, Leon Walker existing barbed wire fence, 325 feet to an iron stake for corner;

THENCE in a Northerly direction along an existing barbed wire fence 283 feet, an iron stake for corner;

THENCE in an Easterly direction along an existing barbed wire fence 325 feet to an iron stake for corner, said point being located on the boundary line between the Marvin Walker 11.27 acres more or less tract and an International Paper Company tract;

THENCE in a southerly direction along an existing barbed wire fence to the place of beginning, a 2 inch iron stake for corner, containing 2 acres of land, more or less.

There is an old four (4) room frame house located on the above described 2 acres more or less tract and the parties agree that said house shall be sold by Grantor and moved from the property within 12 months from the date of this deed.