

Notice of Trustee's Sale

FILED FOR RECORD
IN MY OFFICE
AT 11:40 O'CLOCK A M

Date: October 13, 2017

OCT 13 2017

Trustee:

CODY COCKERHAM

Trustee's Address:

P.O. Drawer 579
Carthage, Texas 75633

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY T. Endrey DEPUTY

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

Note: Note dated March 11, 2015, in the amount of EIGHTY-FIVE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 (\$85,850.00) DOLLARS, executed by JASON ALBERS and MORGAN ANSLEY JOHNSON, and payable to the order of Lender.

Deed of Trust

Date: March 11, 2015

Grantor: JASON ALBERS and MORGAN ANSLEY JOHNSON

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

Recording information: Volume 1817, Page 689, Official Public Records of Panola County, Texas

Property:

All that certain lot, tract or parcel of land, being all that certain 1.50 acre of land, a part of the CHARLES LINDSEY Survey, A-393, Panola County, Texas and being a part of the Anderson 2-A Subdivision of 34.728 acre tract conveyed by Jesse Hays Smith, Individually and as Administrator to A.D. Anderson, et al, by deed dated March 24, 1977, of record in Voume 617, Page 132, Deed Records of Panola County, Texas and the said 1.50 acre tract being described as Tract 1 in Exhibit "A" attached hereto and incorporated herein real property. for all intents and purposes.

All that certain 1.5 acre of land a prt of the CHARLES LINDSEY Survey, A-393, Panola County, Texas, and being a part of the Anderson 2-A Subdivision of 34.728 acre tract conveyed by Jesse Hays Smith, Individually and as Administrator, to A.D. Anderson, et al, by deed dated May 24, 1977, of record in Vol. 617, Page 132, Panola County, Texas, described as Tract 2 in Exhibit "A" attached hereto and incorporated herein for all intents and purposes.

And that certain 2013 Southern Estates 32' X 60' manufactured home, Label No. NTA1607581, Serial No. SOU008113ALAP, and Label No. NTA1607582, Serial No. SOU008113ALBP, to be permanently affixed to the herein described real property.

County: Panola

Date of Sale (first Tuesday of month): November 7, 2017

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

Place of Sale: Panola County Courthouse in Carthage, Texas, at the following location: East side of Panola County Courthouse on the front courthouse steps 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, Trustee for First State
Bank and Trust Company, Carthage, Texas
P.O. Drawer 579
Carthage, Texas 75633

Exhibit "A"

Tract 1

All that certain lot, tract or parcel of land, being all that certain 1.50 acre of land, a part of the CHARLES LINDSEY Survey, A-393, Panola County, Texas, and being a part of the Anderson 2-A Subdivision of 34.728 acre tract conveyed by Jesse Hays Smith, Individually and as Administrator to A. D. Anderson, et al, by deed dated May 24, 1977, of record in Volume 617, Page 132, Deed Records of Panola County, Texas and the said 1.50 acre tract being described as follows:

Being Lot No. 5-B of said subdivision described by metes and bounds as follows, to-wit:

BEGINNING at a point on the West line of said original 34.728 acre tract, being S 34° 16' 06" E 367.73 feet from the Northeast corner of the said original tract, and being the Southeast corner of tract 5-A, conveyed to James Watters and wife, Joy Watters;
THENCE South 55° 14' 39" West 503.0 feet to a stake on the East line of the roadway easement; same being the Southwest corner of Lot 5-A;
THENCE South 34° 16' 06" East 129.9 feet to a stake corner; same being on the east line of said roadway easement, here and after described;
THENCE N 55° 14' 39" E 503.0 feet to a stake on the West boundary line of the original 34.728 acre tract;
THENCE with boundary line of the original 34.728 acre tract N 34° 16' 06" West 129.9 feet to the place of beginning;

In addition to the tract above described and herein conveyed, Grantors do hereby and by these presents grant and convey unto said Grantee a non-exclusive right of way and easement for roadway and utility services and purposes on, over and across the following described tract of land, to-wit:

BEGINNING at a point on West line of the aforementioned original tract of 34.728 acres in the public road, this point being 5.94 feet South 18° 40' 32" South of the Northwest corner of the original tract;
THENCE North 73° 15' 30" E 723.07 feet;
THENCE South 34° 12' 46" E 229.43 feet;
THENCE North 55° 14' 39" E 339.34 feet;
THENCE North 34° 16' 06" W 216.78 feet;
THENCE North 55° 14' 39" E 56 feet;
THENCE South 34° 16' 06" E 519.6 feet;
THENCE South 55° 14' 39" W 56 feet;
THENCE North 34° 16' 06" W 236.8 feet;
THENCE South 55° 14' 39" W 614.77 feet to a point on the East line of Lot No. 10;
THENCE North 84° 52' 46" W with the East line of said Lot No. 10, 240 feet to the Northeast corner;
THENCE with the North line of said Lot 10, South 73° 15' 30" W at 240.7 feet, the Northwest corner of said Lot 10 and Northeast corner of a 3 acre tract, and continuing with the North line of the 3 acre tract, 439.83 feet to the public road;
THENCE with the public road North 18° 40' 32" W 56 feet to the place of beginning.

Tract 2

All that certain 1.5 acre of land a part of the Charles Lindsay Survey, A-393, Panola County, Texas, and being a part of the Anderson 2-A Subdivision of 34.728 acre tract conveyed by Jesse Hays Smith, Individually and as Administrator, to A. D. Anderson, et al, by deed dated May 24, 1977, of record in Vol. 617, Page 132, Panola County, Texas, described as follows:

Being Lot No. 5-A of said subdivision described by metes and bounds as follows:

BEGINNING at a point on the West line of said original tract, being S 34 deg. 16' 06" E 237.83 feet from the Northeast corner of said original tract;

THENCE South 34 deg. 16' 06" East with the East line of the original tract 129.9 feet;

THENCE South 55 deg. 14' 39" West 503.0 feet to the West line of said Lot No. 5-B, this point being on the East line of a roadway easement;

THENCE North 34 deg. 16' 06" West 129.9 feet to the Northwest corner of said Lot No. 5-A and being on the South line of Lot No. 4;

THENCE North 55 deg. 14' 39" East 503.0 feet to the place of beginning,

Being the same tract of land described in deed acknowledged May 2, 1985, from A. D. Anderson, Sr., Elva Anderson and G. W. Anderson to James Watters and wife, Joy Watters, recorded in Volume 775, Page 761 of the Deed Records of Panola County, Texas, and further being the same tract of land described in Special Warranty Deed with Vendor's Lien, dated January 4, 2012, Joy L. Watters, et al, Grantor, Kenneth Joe Frudhomme and Eve Frudhomme, Grantee, recorded in Volume 1656, Page 438, Official Public Records of Panola County, Texas.