

Notice of Trustee's Sale

Date: September 11, 2017

SFP 11 2017

Trustee:

CODY COCKERHAM

Trustee's Address:

P.O. Drawer 579  
Carthage, Texas 75633

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY Gueball DEPUTY

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

Note: Note dated March 8, 2013 in the amount of TWO HUNDRED EIGHTEEN THOUSAND FOUR HUNDRED FIFTY AND EIGHTY-NINE/100 DOLLARS (\$218,450.89)

Deed of Trust

Date: March 8, 2013

Grantor: ADAM KELLY HOUGH AND SUMMER DANIELLE HOUGH, a married couple

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

Recording information: Volume 1715, Page 624, Official Public Records of Panola County, Texas.

Property: All that certain 3.6446 acre tract or parcel of land, a part of the ISABELLA HANKS Survey, A-271, Panola County, Texas, and being the same tract of land described in deed dated February 12, 2002, from Ray Johnson and Macy Johnson to Ricky Johnson and Virginia Johnson, recorded in Volume 1142, Page 774, of the Official Public Records, Panola County, Texas, and being further described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

County: Panola

Date of Sale (first Tuesday of month): October 03, 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, Trustee for First State Bank and Trust Company, Carthage, Texas  
P.O. Drawer 579  
Carthage, Texas 75633

Being 3.6446 acres of land situated in Panola County, Texas, a part of the Isabella Hanks Survey, Abstract No. 271, lying and situated about 6 miles S. 20d W. from Carthage, the county seat; the said 3.6446 acres also being a portion of a called 40-acre tract conveyed by Commonwealth Land and Mortgage Company to R. S. Gray by deed dated March 1, 1913, recorded in Volume 26, Page 619, Deed Records of Panola County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a  $\frac{1}{2}$ " iron rod set for the corner in the South line of the above referenced 40-acre tract, being S. 81d 20m 07s W. 754.90 ft. from its Southeast corner and in the North margin of a county road;  
THENCE S. 81d 20m 07s W. along the said South line and the North margin of the said road a distance of 213.83 ft. to a  $\frac{1}{2}$ " iron rod found for the corner of a 3.000-acre tract previously conveyed out of the said 40-acre tract;  
THENCE N. 09d 00m 55s W. into the said 40-acre tract, at 305.88 ft. pass a  $\frac{1}{2}$ " iron rod for the Northeast corner of the said 3-acre tract, at 509.79 ft. pass the Northeast corner of a 2-acre tract previously conveyed out of the said 40-acre tract, in all a distance of 748.32 ft. to a  $\frac{1}{2}$ " iron rod found for the Southwest corner of a 7.500-acre tract previously conveyed out of the said 40-acre tract;  
THENCE N. 81d 32m 00s E. along the South line of the said 7.500-acre tract a distance of 210.71 ft. to a  $\frac{1}{2}$ " iron rod set for the corner, being S. 81d 32m 00s W. 754.91 ft. from the Southeast corner of the said 7.500-acre tract;  
THENCE S. 09d 15m 14s E. along the West line of a 3.000-acre tract surveyed out of the said 40-acre tract a distance of 747.62 ft. to the Point of Beginning, and containing 3.6446 acres of land; and being the same land described in deed from Ray Johnson and wife, Macy Johnson, to Ricky Johnson and wife, Virginia Johnson, dated February 12, 2002, recorded in Volume 1142, Page 774, of the Official Public Records of Panola County, Texas.

EXHIBIT "A"