

Notice of Trustee's Sale

FILED FOR RECORD
IN MY OFFICE
AT 1:55 O'CLOCK P M

Date: November 16, 2020

NOV 16 2020

Trustee: Cody Cockerham

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

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

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

Note: Note dated September 14, 2016 in the amount of One Hundred Thousand and No/100 (\$100,000.00) Dollars executed by Brady S. Pittman, a single man, and made payable to the order of Lender.

Deed of Trust

Date: September 14, 2016

Grantor: Brady S. Pittman

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

Recording information: Texas Home Equity Security Instrument dated September 14, 2016, executed by Brady S. Pittman to Cody Cockerham, Trustee for First State Bank and Trust Company, Carthage, Texas, recorded in Vol. 1890, Page 205, Official Public Records of Panola County, Texas.

Property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LEASEHOLD ESTATE IN LOTS 51 AND 52, SECTION 1-N, MURVAUL RESERVOIR SHORELINE DIVISION, PANOLA COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF FILED IN THE OFFICE OF THE PANOLA COUNTY FRESH WATER SUPPLY DISTRICT NO. 1, AND VOLUME 4, PAGE 201 OF THE PLAT RECORDS OF PANOLA COUNTY, AND IN VOLUME 803, PAGE 591 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS.

County: Panola

Date of Sale (first Tuesday of month): January 5, 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.

Cody Cockerham 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.



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