

Notice of Trustee's Sale

FILED FOR RECORD
IN MY OFFICE

AT 1:04 O'CLOCK P M

MAR 02 2021

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY J. McDonald DEPUTY

Date: March 2, 2021
Trustee: Bobby J. Phillips
Trustee's Address: P.O. Box 327
Carthage, Texas 75633
Mortgagee: Shuronda L. Maxie

Note: Note dated May 8, 2020 in the amount of Four Thousand Five Hundred and No/100 (\$4,500.00) Dollars

Deed of Trust

Date: May 8, 2020
Grantor: Kendria Mariah Wilson, a single person; and Larrauel Bledsoe, a single person
Mortgagee: Shuronda L. Maxie
Recording information: Volume 2078, Page 595, Official Public Records, Panola County, Texas

Property:

All that certain lot or parcel of land situated in Panola County, Texas, a part of the George Goodwin Survey, and being Lot No. Twenty-Two (22) of Block No. G of the Carver Addition to the City of Carthage, Texas, of record in Volume 3, Page 396, Plat Book Records in the Office of the County Clerk of Panola County, Texas, reference to which is here made for all purposes, being the same land described in a deed dated July 22, 1988, from Uriah Boyd to Daniel Staten and wife, Maurine Staten, filed of record in Volume 622, Page 403 of the Deed Records of Panola County, Texas, and being further described in a Warranty Deed dated March 10, 2005 from Daniel Staten to Howard N. Lewis and wife, Alice M. Lewis, filed of record in Volume 1257, Page 563, of the Official Public Records, Panola County, Texas.

And being the same property described in that certain Deed from Billy J. Langford to Shuronda L. Maxie, dated April 15, 2010, recorded in Volume 1560, Page 441, Official Public Records, Panola County, Texas; and being secured by Deed of Trust of even date therewith executed by Shuronda L. Maxie to Billy J. Langford, recorded in Volume 1560, Page 444, Official Public Records, Panola County, Texas; and subsequently released by Release of Lien dated April 22, 2019, from David W. Langford, Ind. Executor of the Estate of Billy J. Langford, Deceased, recorded in Volume 2021, Page 522, Official Public Records, Panola County, Texas.

County: Panola

Date of Sale (first Tuesday of month): April 6, 2021

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

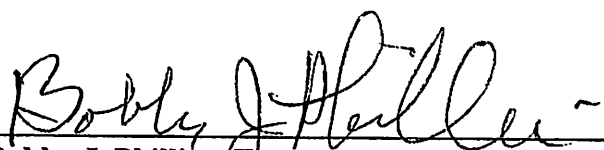
Place of Sale: At the Courthouse door of the Panola County Courthouse, Carthage, Texas, designated by the Commissioners Court of Panola County, Texas for the conducting of such sales.

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.

Bobby J. Phillips 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. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Bobby J. Phillips, Trustee
P.O. Box 327
Carthage, Texas 75633
(903) 693.6637