

JUL 28 2021

NOTICE OF FORECLOSURE SALE

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

1. ***Property to Be Sold.*** The property to be sold is described as follows:

Leasehold Estate created by that certain Lease Agreement to be executed by and between Panola County Fresh Water Supply District No. 1, as Lessor, and Pervis Young and Linda Young, as Lessees, to be filed for record in the Office of the County Clerk of Panola County, Texas.

Being 0.44 acres of land situated in the A. J. McCowan Survey, A-426, Panola County, and being all of a tract of land described in a deed to Dan Collins and recorded in Volume 1872, Page 78 of the Panola County Official Public Records, and also being known as ***Lots 38 and 39, and the east half of Lot 37, Section 1-N, Murvaul Reservoir Shoreline Subdivision***, and recorded in Volume 4, Page 199 of Panola County Plat Records, said 0.44 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust, dated February 12, 2018, recorded in Volume 1951, Page 167, Official Public Records of Panola County, Texas, executed by Pervis E. Young and Linda C. Young, Grantor, to Warren T. Biggs, Trustee, for the benefit of Panola National Bank (the "Deed of Trust"), securing the payment of that one certain promissory note in the original principal amount of \$225,170.00 (the "Note"); with the undersigned, Brett A. Biggs, having been duly and properly appointed as Substitute Trustee under the Deed of Trust.

3. ***Date, Time, and Place of Sale.*** The sale is scheduled to be held at the following date, time, and place:

Date: September 7, 2021

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed no later than 4:00 p.m.

Place: Panola County Courthouse in Carthage, Texas, at the following location: 110 South Sycamore Street, Carthage, Texas, at area designated by the Panola County Commissioners Court.

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash, or by cashier's check or certified funds, if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. The sale will be made subject to all property taxes which may be owed on the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.


Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any

substitute trustee.

5. ***Obligations Secured.*** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$225,170.00, executed by Pervis E. Young and Linda C. Young, and payable to the order of Panola National Bank. Panola National Bank is the current owner and holder of the Note and the current beneficiary of the Deed of Trust.

6. ***Default and Request to Act.*** Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: July 26, 2021.



Brett A. Biggs, Substitute Trustee
1510 West Panola Street
Carthage, Texas 75633
(903) 693-2335