

NOTICE OF FORECLOSURE SALE

October 16, 2023

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: March 23, 2020
Trustee: J. KEN MUCKELROY
108 Foster St.
Center, Texas 75935

Grantor: STEPHEN PINKSTON

Mortgagee: HENRY JOE TWOMEY (hereafter "Lender")

Recording Information: Volume 2073, Page 486, Official Public Records of the real property records of Panola County, Texas.

Legal Description:

Being 2.70 acres of land, more or less, a part of the HEZEKIAH MCKELVEY SURVEY, A-429, Panola County, Texas, being the land described in Deed from Rosanne Baldwin Fetters and Nancy Jo Baldwin Sheldon, to Matthew R. Hendricks and wife, Evette R. Hendricks, dated April 12, 2012, recorded in Vol. 1667, Page 706, Official Public Records, Panola County, Texas; also being the land described in Quit Claim Deed from Evette Walker to Matthew Hendricks, dated September 2, 2019, recorded in Vol. 2042, Page 818, Official Public Records, Panola County, Texas; and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

BEGINNING at a "PK" nail with J. Roberts metal washer, set for corner in the approximate centerline of County Road 430, from which a 2 1/4" iron fence corner post found for reference bears S23°40'41"E, 31.18 feet. Said nail corner being the NWC of this tract, the occupied NWC of said 100.0 acre tract, and the occupied NEC of a called 100.0 acre Joe Jim Baldwin tract described in Vol. 886, Page 586 (DROPT);

THENCE N83°00'48"E, with the common north line of said first 100.0 acre tract, and with the approximate centerline of County Road 430, 396.58 feet, to a "PK" nail with J. Roberts metal washer, set for the NEC of this tract;

THENCE across said first 100.0 acre tract the following courses and distances:

- 1) S08°09'29"E, at 26.91 feet passing a 12" oak tree fence corner, and continuing generally with a barbed wire fence a total distance of 350.26 feet, to a 4" wood fence corner post, found for corner;
- 2) S88°04'15"W, generally with a barbed wire fence, 308.08 feet, to a 5 1/2" wood fence corner post (leaning), found for corner. Said corner being the SWC of this tract, on the occupied west line of said first 100.0 acre tract, and on the occupied east line of said second 100.0 acre tract;

THENCE N23°40'41"W, with said common occupied lines of said 100.0 acre tracts, at 306.06 feet passing a 2 1/4" iron fence corner post found for reference, and continuing a total distance of 337.24 feet, to the Place of Beginning containing 2.70 acres more or less, of which approximately 0.26 acre lies in said County Road 430.

Note Secured by Deed of Trust: Deed of Trust (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: March 23, 2020
Original Principal Amount: \$110,000.00
Maker: STEPHEN PINKSTON
Lender: HENRY JOE TWOMEY

FILED FOR RECORD
IN MY OFFICE

AT 10:10 O'CLOCK P M

OCT 16 2023

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS

BY [Signature] DEPUTY

Property: All property and improvements as described in the Deed of Trust, with the exception of any Released Property.

Sale Location: 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

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 10:00 a.m. or within three hours from that time.

Sale Date: November 7, 2023

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

Due to the default under the terms of the Deed of Trust, the Lender directed the Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on November 7, 2023 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.


If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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.



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