

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MAY 09 2025**

STATE OF TEXAS           §  
                                     §  
COUNTY OF PANOLA      §

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

**WHEREAS**, by that certain Deed of Trust (the "Deed of Trust") dated July 10, 2019, recorded as Document No. 218235 and as Volume 2033 Pages 665-675 of the Official Public Records of Panola County, Texas (the "Deed of Trust"), **BISAYAN, LLC** conveyed to **GEORGE C. LAZAR, FOX JOHN'S LAZAR PEKIN & WEXLER, APC** (the "Trustee") certain real property therein described (the "Property") to secure payment of that certain Note (the "Note") described in said Deed of Trust; and

**WHEREAS, ENTERPRISE BANK & TRUST, A MISSOURI CHARTERED TRUST COMPANY WITH BANKING POWERS, SUCCESSOR IN INTEREST TO SEACOAST COMMERCE BANK** is the legal and equitable owner and holder of the Note (and all renewals and modifications thereof) and the Lender and Beneficiary of the Deed of Trust; and

**WHEREAS**, the indebtedness under the terms of the Note and Deed of Trust and all renewals and modifications thereof has been duly accelerated, and the entire unpaid principal balance and all accrued but unpaid interest owing thereunder is now wholly due and owing, and **ENTERPRISE BANK & TRUST, A MISSOURI CHARTERED TRUST COMPANY WITH BANKING POWERS, SUCCESSOR IN INTEREST TO SEACOAST COMMERCE BANK** has requested the Substitute Trustee to sell the Property in accordance with §51.002 of the Texas Property Code and the terms of the Deed of Trust in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust;

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, **June 3, 2025**, a Substitute Trustee will sell the Property where such sales are to take place, to wit:

**At the steps located on the East side of the Panola County Courthouse, located at 110 Sycamore Street, Carthage, Texas 75633, or as designated by the County Commissioners Court.**

The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except the Lender/Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The earliest time at which the sale will occur is **1:00 p.m.** The sale will begin at that time or not later than three (3) hours after that time.

The Deed of Trust permits the beneficiary to postpone, withdraw or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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 Property commonly known as 2295 Southeast Loop, Carthage, TX 75633, is more specifically described as follows:

**SEE ATTACHED EXHIBIT "A".**

The Property may be sold either as a whole, or in lots, tracts, parcels, or units as determined by the Substitute Trustee.

Formal notice is hereby given that the sale noticed herein shall include the interest of Grantor in all improvements and fixtures and other property, and personal property, covered by (i) the Deed of Trust, and (ii) any other agreements or other documents executed in connection with or as security for the Note, Beneficiary having directed a Substitute Trustee to sell, and a Substitute Trustee hereby noticing the sale of, said fixtures and personalty, pursuant to the rights granted to the Beneficiary under Section 9.604(a)(2) of the Texas Business and Commerce Code

**EXCEPT FOR A WARRANTY OF TITLE GIVEN ON BEHALF OF GRANTOR, THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER THE BENEFICIARY NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER.**

**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.**

EXECUTED on the 8<sup>th</sup> day of May, 2025.

By: Laura L. Worsham  
Laura L. Worsham, Substitute Trustee

**Addresses for Substitute Trustees:**

Laura L. Worsham  
7557 Rambler Rd, Suite 500  
Dallas, TX 75231

Ty J. Jones  
7557 Rambler Rd, Suite 500  
Dallas, TX 75231

Kevin J. Allen  
7557 Rambler Rd, Suite 500  
Dallas, TX 75231

Katie W. Lynch  
7557 Rambler Rd, Suite 500  
Dallas, TX 75231

## **EXHIBIT A**

**NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.**

**Tract 1;**

**All that certain 1.920 acre tract of land, a part of the GEORGE GOODWIN Survey, Abstract No. 224, Panola County, Texas, being a portion of Block No. 635 of the city of Carthage, Texas, and being a part of that certain 4.119 acre tract of land described in a deed from Champion International Corporation to Dipan Patel, dated September 4, 1998, recorded in Vol. 1045, Page 192 of the Official Public Records of Panola County, Texas, and the said 1.920 acre subject tract is more particularly described as follows:**

**BEGINNING at the Southeast or most Easterly corner of the said 4.119 acre parent tract, a 5/8-inch timber bolt found for a corner and Point of Beginning;**

**THENCE North 48° 12' 50" West with the Northeast boundary line of the said tract a distance of 450.00 feet to a 5/8-inch timber bolt found for a corner in the Southeast Right-of-Way line of U. S. Highway No. 59 - East Loop;**

**THENCE South 41° 43' 35" West with the said Loop Right-of-Way line a distance of 196.77 feet to a 1/2-inch iron rod set for a corner;**

**THENCE South 50° 59' 31" East a distance of 450.40 feet to a 1/2-inch iron rod set for a corner in the Southeast boundary line of the said 4.119 acre parent tract;**

**THENCE North 41° 45' 42" East with the said Southeast boundary line a distance of 174.94 feet to the Point of Beginning, containing a total area of 1.920 acres.**

**Said tract of land being the same tract of land described in that certain Special Warranty Deed dated March 27, 2007, from Suresh G. Patel and Jayanti C. Patel to Shiv Sai Hospitality, Ltd., and recorded in Volume 1371, Page 820, Official Public Records of Panola County, Texas.**

Tract 2;

All that certain 0.224 acre parcel of land, a part of the GEORGE GOODWIN Survey, Abstract No. 224, Panola County, Texas, being a portion of Lot No. 4 of Block No. 635 of the City of Carthage, Texas, and being a part of that certain 2.230 acre tract of land described in a deed from Carthage Hospitality Inc., to Shiv Sai Hospitality, Ltd., dated February 18, 2004, recorded in Vol. 1213, Page 830 of the Official Public Records of Panola County, Texas, and being that same parcel of land described as Parcel "B" in a Foreclosure Sale Deed from Anika Hospitality Inc., to Open Bank, dated February 5, 2019, recorded in Vol. 2008, Page 150 of the said Official Public Records, and the said 0.224 acre subject tract is more particularly described as follows;

**BEGINNING** at a 1/4-inch iron rod found for the Southeast corner of the subject tract in the Southeast boundary line of the said 2.230 acre parent tract, at a point which bears South 41° 45' 42" West a distance of 3.01 feet from a 1/4-inch iron rod found for the Southeast or most Easterly corner of the said 2.230 acre parent tract, said Point of Beginning also being the Southwest or most Southerly corner of that certain 1.920 acre tract of land described in a deed from Shiv Sai Hospitality, Ltd., to B & J Hospitality, Ltd., dated September 4, 2007, recorded in Vol. 1397, Page 813 of the said Official Public Records;

**THENCE** South 41° 45' 42" West with the said Southeast boundary line a distance of 87.86 feet to a 1/4-inch iron rod found for the Southwest or most Southerly corner of the subject tract, same being the Southerly Southeast corner of that certain 1.975 acre tract described in the above mentioned Foreclosure Sale Deed recorded in Vol. 2008, Page 150;

**THENCE** North 50° 55' 13" West a distance of 108.07 feet to a 1/4-inch iron rod found for the Northwest or most Westerly corner of the subject tract, same being an inner corner of the said 1.975 acre tract;

**THENCE** North 37° 33' 36" East a distance of 87.65 feet to a 1/4-inch iron rod found for the Northeast or most Northerly corner of the subject tract in the Southwest boundary line of the aforesaid 1.920 acre tract, and also being the Northerly Southeast corner of the said 1.975 acre tract;

**THENCE** South 50° 59' 31" East with the said Southwest boundary line a distance of 114.50 feet to the Point of Beginning, containing a total area of 0.224 of an acre.

Tract 3;

All that certain three (3) feet wide strip of land, a part of the GEORGE GOODWIN Survey, Abstract No. 224, Panola County, Texas, being a portion of Lot No. 5 of Block No. 635 of the City of Carthage, Texas, and being the remainder of that certain 2.230 acre tract of land described in a deed from Carthage Hospitality Inc., to Shiv Sai Hospitality, Ltd., dated February 18, 2004, recorded in Vol. 1213, Page 830 of the Official Public Records of Panola County, Texas, and the said strip of land is more particularly described as follows:

**BEGINNING** at a 1/4-inch iron rod found for the Northeast or most Northerly corner of the said 2.230 acre parent tract in the Southeast Right-of-Way line of U. S. Highway No. 59 - East Loop;

**THENCE** South 41° 43' 35" West with the said Loop Right-of-Way line a distance of 3.01 feet to a 1/4-inch iron rod found for the Northwest or most Westerly corner of that certain 1.920 acre tract of land described in a deed from Shiv Sai Hospitality, Ltd., to B & J Hospitality, Ltd., dated September 4, 2007, recorded in Vol. 1397, Page 813 of the said Official Public Records, same being the Northeast or most Northerly corner of that certain 1.975 acre tract of land described in a Foreclosure Sale Deed from Anika Hospitality Inc., to Open Bank, dated February 5, 2019, recorded in Vol. 2008, Page 150 of the said Official Public Records;

**THENCE** South 50° 59' 31" East with the Southwest boundary line of the said 1.920 acre tract and the Northeast boundary line of the said 1.975 acre tract a distance of 335.90 feet to a 1/4-inch iron rod found for its Northerly Southeast corner, same being the Northeast or most Northerly corner of that certain 0.224 acre parcel of land described as Parcel "B" in the aforementioned Foreclosure Sale Deed recorded in Vol. 2008, Page 150;

**THENCE** South 50° 59' 31" East with the Northeast boundary line of the said 0.224 acre parcel and the Southwest boundary line of the said 1.920 acre tract a distance of 114.50 feet to a 1/4-inch iron rod found for the Southwest or most Southerly corner of the said 1.920 acre tract;

**THENCE** North 41° 45' 42" East with the Southeast boundary line of the said 1.920 acre tract a distance of 3.01 feet to a 1/4-inch iron rod found for the Southeast or most Easterly corner of the said 2.230 acre parent tract;

**THENCE** North 50° 59' 31" West with the Northeast boundary line of the parent tract a distance of 450.40 feet to the Point of Beginning, containing a total area of 0.031 of an acre.

STATE OF TEXAS	COUNTY OF PANOLA	FILED FOR RECORD
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of PANOLA County, Texas as stamped hereon by me.		Jul 15, 2019 03:02P
OFFICIAL PUBLIC RECORDS		Bobbie Davis, COUNTY CLERK PANOLA COUNTY, TEXAS

Jul 15, 2019 03:02P

Bobbie Davis, COUNTY CLERK  
BY: Paige Woodard, Deputy  
PANOLA COUNTY, TEXAS