

MAR 06 2025

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE & PUBLIC SALE
Panola County, Texas

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

By Deed of Trust, Security Agreement and Financing Statement, dated June 30, 2014, recorded at Doc. 184033, Vol. 1785, Page 204, et seq., of the Official Public Records of Panola County, Texas (the "Deed of Trust"), executed by Rolando Omar Esquivel, a single person, (therein and herein called "Grantors", whether one or more) conveyed to Scotty Cawthon, as Trustee (the "Trustee"), the following described property situated in Panola County, Texas, more particularly described as follows:

Being all that lot, tract or parcel of land, including improvements situated thereon, located at 405 W. College Street in the City of Carthage, Panola County, Texas, a part of the George Goodwin Survey, and being that same tract of land more particularly described in that certain deed from Martha Jane Williams to Carrie Williams Tiller dated December 11, 1963, and recorded in Volume 464, Page 397, of the Deed Records of Panola County, Texas, and being also described in Volume 531, Page 3, and Volume 511, Page 381, of the Deed Records of Panola County, Texas, to which reference is here made for descriptive purposes only; said lot being also known as Lot 6 of Block 256, according to the New City Map of the City of Carthage, recorded in Volume 3, Page 396, of the Plat Records of Panola County, Texas, and also being the same land described in deed dated September 28, 1989, from James M. Tiller to Roselyn Bagwell, recorded in Volume 850, Page 53, of the Deed Records of Panola County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said indebtedness has requested the undersigned to sell the mortgaged property to satisfy said indebtedness.

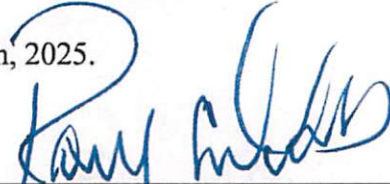
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of April, 2025, at 10:00 o'clock a. m., or within three (3) hours thereafter, I will sell for cash the mortgaged property, or any interest or estate in the mortgaged property together or in lots or parcels, as the undersigned shall deem expedient, at the steps located on the east side of the Panola County Courthouse, located at 110 Sycamore St., Carthage, Panola County, Texas 75633, (or at such other location as may be designated by the County Commissioners of Panola County after sending of this notice and before the time of sale) to the highest bidder.

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 ARE EXPRESSLY WAIVED BY PURCHASER.

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 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.

WITNESS my hand this the 6th day of March, 2025.



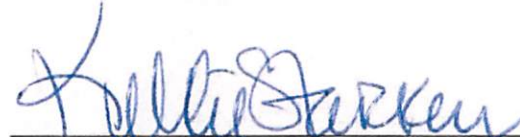
Rory C. Dukes, Substitute Trustee

STATE OF TEXAS ()

COUNTY OF RUSK ()

This instrument was acknowledged before me on this 6th day of March, 2025, by Rory C. Dukes.





Notary Public, State of Texas

My Commission Expires: