

FILED FOR RECORD  
IN MY OFFICE  
A 2:22 O'CLOCK P M

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

JAN 27 2022

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

By Deed of Trust executed by Jo Ann Nutt, President of Little "Nutt" Oil Co., a Texas corporation, Jo Ann Nutt, Individually, and Grady Heath Nutt, Individually (therein and herein called "Grantors", whether one or more) to Jim Jordan, as Trustee (the "Trustee"), filed for record in Volume 2089, Page 596 et seq., Official Public Records of Panola County, Texas, the following described property situated in Panola County, Texas, more particularly described as follows:

All those certain lots, tracts or parcels of land situated in Panola County, Texas, which are more particularly described on Exhibit "A" and incorporated herein for all pertinent purposes.

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 1<sup>st</sup> day of March, 2022, 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 area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted, (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 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 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.**

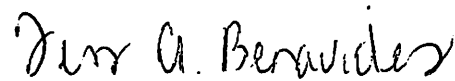
WITNESS my hand this the 21 day of January, 2022.

  
\_\_\_\_\_  
Jim Jordan, Trustee

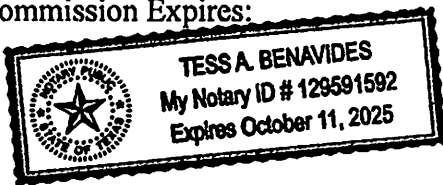
STATE OF TEXAS ()

COUNTY OF RUSK ()

This instrument was acknowledged before me on this 21 day of January, 2022, by Jim Jordan.

  
\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:



**Tract 2:**

Being 0.493 acres of land, more or less, a part of the SAMUEL DUNGAN SURVEY A-198, Panola County, Texas, and being the land described in the deed from Richard O. Page to James Anastasio Page, dated October 24, 2008, recorded in Vol. 1160, Page 148, Official Public Records, Panola County, Texas, and being a part of that certain tract of land called 1.5 acres and 0.226 acre, described in the deed from Don Guillory and wife, LeAnn Guillory, to Alfred Preece, dated December 30, 1974, recorded in Vol. 579, Page 45, Deed Records, Panola County, Texas, and being described by metes and bounds as follows, to-wit:

Beginning at the most southerly corner of the above mentioned tract of land called 1.5 acres and 0.226 acre, the point of intersection of the N.E. right-of-way of Texas State Hwy. No. 149 and the centerline of County Road No. 202;

THENCE N. 40 deg. 23 min. E. with the centerline of County Road 202 a distance of 140.6 ft. to a point from which an iron pipe set for subsurface corner bears S64.46 deg. 30 min. W. at 22.7 ft.

THENCE N. 46 deg. 30 min. W. a distance of 160.1 ft. to an iron pipe set for corner;

THENCE S. 47 deg. 03 min. W. a distance of 122.8 ft. to an iron pipe set for a corner on the N.E. right-of-way line of Texas State Hwy. No. 149;

THENCE S. 43 deg. 46 min. E. with the said N.E. right-of-way line of Texas State Hwy. 149 a distance of 154.2 ft. to the POINT OF BEGINNING, containing 0.493 acres of land, more or less.



left a distance of 178.31 feet to a Point of Tangency (said curve has a central angle of 1° 48' 06", a radius of 3709.68 feet, and a long chord which bears South 89° 53' 28" West a distance of 178.30 feet);

THENCE South 89° 00' 11" West with said Hwy. Right-of-Way a distance of 288.12 feet to a concrete monument found for a corner on the East Right-of-Way line of Farm-to-Market Road No. 124;

THENCE North 18° 52' 48" East with said Farm Road Right-of-Way a distance of 80.00 feet to a 1/2 inch iron pipe set for a corner;

THENCE North 42° 03' 58" East with said Farm Road Right-of-Way a distance of 86.00 feet to a Point of Curvature

THENCE in a northwesterly direction along a curve to the left a distance of 49.12 feet to a 1/2 inch iron pipe set for a corner (said curve has a central angle of 1° 25' 36", a radius of 1980.88 feet, and a long chord which bears North 41° 20' 30" East a distance of 49.12 feet) and which a 3/4" surveyors marked "X" bears N 53° 36' E at 79.8', and a chain link fence corner bears S 37° 46' W at 16.4';

THENCE South 75° 55' 31" East, at 86.97 feet pass an old iron found for a point on line, and continuing on for a total distance of 117.88 feet to a one-inch iron set found for a corner from which a 12" Hackberry marked "X" bears N 7° 15' W at 21.3' and a 10" Hackberry also marked "X" bears S. 53° 39' E at 37.9';

THENCE North 3° 35' 27" East a distance of 100.00 feet to a one-inch iron rod found for a corner from which a 36" Oak marked "Y" bears S 77° 24' W at 63.1' and a 15" Hackberry also marked "X" bears N 12° 49' W at 7.9';

THENCE South 81° 50' 15" East along and with a fence along the South boundary line of the Hugh Browning estate described in a deed from J. B. Bennett, et ux, to Hugh and H. B. Browning, dated March 28, 1941, recorded in Vol. 136, Page 590 of the said Book Records, a distance of 829.17 feet to a 1/2-inch iron pipe set for a corner of an old fence station;

THENCE South 0° 31' 59" West along and with the fence a distance of 135.14 feet to the Point of Beginning, and containing a total area of 5.188 acres, of which approximately 2.1 acres are contained by the 1941 Survey and approximately 2.1 acres contained by the BARNARD BROWN Survey.

TRACT 3:

PARCEL ONE:

All that certain 0.603 acre tract, more or less, in the GEORGE GOODWIN SURVEY, Abstract No. 224, Panola County, Texas; being out of and a part of a called 2.00 acres tract conveyed by Mrs. Lavonia English et al to J. E. Hunt and wife, Masstee Hunt by deed dated April 28, 1958, and recorded in Volume 476, Page 280 of the Deed Records of Panola County, Texas; said 0.603 acre tract being therein particularly described as follows:

• BEGINNING at a 1/2" iron rod set for the southeast corner of the herein described 0.603 acre tract; said point being on the south line of said 2.00 acres tract and the north line of a called 1-1/2 acres tract conveyed by Mrs. Lavonia English et al to Otto Stewart by deed dated September 26, 1955, and recorded in Volume 378, Page 568 of the Deed Records of Panola County, Texas; said point being on the west right-of-way, (R.O.W.) of Farm-to-Market, (FM) Road 699, having a 70 feet wide R.O.W.; from said beginning point a 4" x 4" concrete measurement bears North 70 degrees 02 minutes 25 seconds East for a distance of 2.23 feet;

THENCE South 69 degrees 04 minutes 10 seconds West for a distance of 99.800 feet to a 1/2" iron rod set for the northwest corner of the herein described 0.603 acre tract; said point being on the south line of said 2.00 acres tract and marking the northwest corner of a tract conveyed by M. Christine Stewart to John Koepf and wife, Elizabeth Koepf by deed dated June 3, 1974, and recorded in Volume 301, Page 388 of the Deed Records of Panola County, Texas; said point being on the southeast R.O.W. of U.S. Highway 59 Loop, having a 315 wide R.O.W.;

THENCE North 42 degrees 08 minutes 00 seconds East, along the southeast R.O.W. of U.S. Highway 59 Loop, for a distance of 232.00 feet to a found 4" x 4" concrete measurement marking the most westerly corner of the herein described 0.603 acre tract;

THENCE South 72 degrees 26 minutes 34 seconds West, along the south R.O.W. line of U.S. Highway 59 Loop, for a distance of 189.15 feet to a 1/2" iron rod set for the southeast corner of the herein described 0.603 acre tract; said point being on the west R.O.W. of FM Road 699; from said point a 4-1/2" iron pipe found for reference bears South 33 degrees 57 minutes 30 seconds East for a distance of 5.62 feet;

THENCE with the west R.O.W. line of FM 699 along a curve to the right having a radius of 2827.79 feet and an arc length of 10.03 feet, being subtended by a chord of South 17 degrees 47 minutes 13 seconds East for a distance of 10.03 feet to the PLACE OF BEGINNING consisting in one 0.603 acre of land, more or less.

PARCEL TWO:

First Tract: All that certain tract of parcel of land being an irregular tract, approximately (13.5) acres, more or less, of the GEORGE GOODWIN SURVEY, Abstract No. 224, Panola County, Texas, a part of the herein described 0.603 acre tract and being a part of the herein called 7-3/4 acres tract conveyed to J. E. Van Smith by James Collier, Jr., et al, by deed dated October 2, 1947, recorded in Volume 309, Page 77, Deed Records, Panola County, Texas, and being described by metes and bounds as follows:

BEGINNING at an iron stake that stands South 61 deg. West 59.3 ft. and then South 24 deg. 45 East 81.7 ft. from the Northwest corner of the said J. E. Van Smith 7-3/4 acres tract and the Southeast corner of the tract sold to Panola County, Texas, here dipping out;

THENCE South 24 deg. 45 East 263.1 ft. with the West side of the road to an iron stake for corner;

THENCE South 65 deg. West at 130 ft., the centerline of the spur track; and at 150.5 ft., an iron stake for corner;

THENCE on a Northerly direction parallel with the centerline of the spur track and at a distance of 8-1/2 ft. West of same, 300 ft. to an iron stake for the Northwest corner of this tract;

THENCE North 70 deg. 50 East at 8-1/2 ft., the center line of the spur track, and at 128.5 ft. the PLACE OF BEGINNING.

Second Tract: All that certain 25-5/8ths acres of land, more or less, a part of the W. D. THOMPSON SURVEY, Abstract No. 672, Panola County, Texas, and being located on the western of Hodge Bayou, about 2 miles Northwest from Carthage, Texas, and further described as follows:

BEGINNING on the George Goodwin Leggio Line at the S. W. corner of N. N. and S. E. Smith tract;

THENCE in a Northwesterly direction, 26 rods to the N. W. corner of said 35-3/8th acres tract;  
 THENCE East 75 rods to the East line of E. N. and S. E. Smith tract, and N. E. corner of said 35-3/8th acres tract;  
 THENCE in a Southeasterly direction, 76 rods to the N. E. line of George Goodwin Longene and the S. E. corner of  
 the 35-3/8th acre tract;  
 THENCE in a Westerly direction with George Goodwin Longene Line, 75 rods to the PLACE OF BEGINNING,  
 and containing 35-3/8th acres of land, more or less.

Third Tract All that contains 1-1/8 acres of land, more or less, a part of the W. D. THOMPSON SURVEY,  
 Abstract No. 672, Panola County, Texas, and being a part of the land formerly owned by J. E. Smith, described as  
 follows:  
 BEGINNING at a stake at the S. W. corner of the said J. E. Smith land and running in an Easterly direction with  
 the public road to the East line of the said J. E. Smith land, and containing about 1-1/8th acres of land, more or  
 less, and being the land on the South side of the public road from Cawling to Cash Bluff, formerly owned  
 by J. E. Smith.

Fourth Tract All that contains 60 acres of land, more or less, a part of the W. D. THOMPSON SURVEY,  
 Abstract No. 672, Panola County, Texas, and being more fully described as follows:  
 BEGINNING at the S. E. corner of the I. T. Carter homestead on the N. E. line of George Goodwin Homestead, a  
 pine stake, P.S.;  
 THENCE N. 20 W. 618 var., a stake;  
 THENCE N. 70 E. 537 var., a stake, and oak tree N. 85 E. 6 var., and oak tree 10 W. 8 var., and oak tree X;  
 THENCE S. 20 E. 618 var., a stake on the George Goodwin N. E. line, a red oak tree N. 3 E. 10 var., and oak tree X;  
 THENCE S. 80 W. 537 var. to the PLACE OF BEGINNING, and containing 60 acres of land, more or less, LESS  
 AND EXCEPT a one (1) acre tract, more or less, as described in Warranty Deed dated September 20, 1882, from  
 H. L. Hampton to Donald Simkins as recorded in Volume 434, Page 101 of the Deed Records of Panola County,  
 Texas, record references to which be herein made for further description and for all intents and purposes.

The above described 35-3/8th acres tract, 1-1/8 acres tract and the 60 acres tract being the same lands conveyed  
 by Mrs. Helen Watson and husband, W. T. Watson, to J. R. Hopkins, by deed dated March 9, 1913, and recorded in  
 Volume 144, Page 611 of the Deed Records of Panola County, Texas.

Fifth Tract All that contains 65 acres of land, more or less, a part of the W. D. THOMPSON SURVEY, Abstract  
 No. 672, Panola County, Texas, and being originally a tract of 100 acres, more or less, described as follows:  
 BEGINNING on the N. E. line of the George Goodwin Survey, 1113 var. S. 80 W. from the N. E. corner of the  
 George Goodwin Survey and to the S. E. line of the W. D. Thompson Survey, from which a pine tree N. 65 W. 6  
 var., and oak tree W. 6 var., and P.S.;  
 THENCE S. 10 W. with the N. E. line of the George Goodwin Survey, 469 var. to Parker's E. corner;  
 THENCE N. 20 W. 1177 var., another corner of Parker's, a pine tree S. 30 E. 6 var., and W. D. and H.;  
 THENCE N. 70 E. at 215 var., past Randall Requeza's E. W. corner and at 469 var., a stake to his S. E. line, a  
 pine tree N. 42 E. 6 var., and P.S.;  
 THENCE S. 20 E. 1263 var. to the PLACE OF BEGINNING, and containing 100 acres of land, more or less,  
 SAVE AND EXCEPT, however, a tract of 35 acres, more or less, sold off the South side of said 100 acre tract,  
 which said 35 acres is described as follows:  
 BEGINNING at the S. W. corner of the above mentioned 100 acre tract on the N. E. line of the George Goodwin  
 Survey;  
 THENCE N. 20 W. 76 rods, a stake to the W. R. line of said 100 acre tract;  
 THENCE N. 80 E. 75 rods to the S. line of the 100 acre tract;  
 THENCE S. 20 E. 76 rods to the S. line of the W. D. Thompson Survey;  
 THENCE S. 80 W. 75 rods to the PLACE OF BEGINNING, and containing 35 acres of land, more or less;

The above described 65 acre tract being the same land conveyed by Mrs. Stella Smith et al to J. R. Hopkins by  
 deed dated June 25, 1907, recorded in Volume 246, Page 381 of the Deed Records of Panola County, Texas.

And the above described 35-3/8th acres tract, 1-1/8 acre tract, 60 acres tract and 65 acres tract being the same  
 tracts of land as described in Warranty Deed dated September 20, 1882, from J. R. Hopkins and wife, Mary L.  
 Hopkins, to H. L. Hampton as recorded in Volume 182, Page 374, Deed Records of Panola County, Texas, record  
 references to which be herein made for further description of said land.

**LESS AND EXCEPT:** All that certain 57.435 acre tract of land, more or less, a part of the W. D. THOMPSON SURVEY, Abstract No. 672, Fannin County, Texas, and being a part of that certain tract of land described in law suits in a deed from E. L. Thompson to Grady Hunt, Jr., dated March 1, 1924, recorded in Volume 435, Page 871 of the Deed Records of Fannin County, Texas, and also being that certain tract of land described in a Deed of Trust from Car-Tex Tires and Vacuum Service, Inc. to Crawford Parker dated July 15, 1924, and recorded in Volume 170, at Page 801, Book of Trust Records of Fannin County, Texas said 57.435 acre tract of land being more particularly described as follows:

**BEGINNING** at the Northwest corner of that certain tract of land called 65 acres and referred to as Fourth Tract described in the above-mentioned deed to Grady Hunt, Jr., a corner where the corner and Point of Beginning THENCE N. 70 deg. 57' 32" E. with the fence along the North line of the said tract a distance of 1263.5 feet to a fence corner for the Northeast corner of the same; THENCE with the fence along the East line of the said tract and its projection, S. 78 deg. 45' E. 345.3 feet and S. 13 deg. E. 1401.2 feet to its intersection with the centerline of the county road through the said tract; THENCE with the centerline of the said county road (County Road No. 3) S. 31 deg. 05' W. 221.5 feet to a point of curvature, Southwesterly along a curve to the right a distance of 139.7 feet to a point of tangency (said curve having a central angle of 23 deg. 52' and a radius of 334.4 feet); S. 74 deg. 58' W. 779.7 feet to a point of curvature, and Southwesterly along a curve to the left a distance of 99.0 feet to its intersection with the West line of the said tract (said curve having a central angle of 15 deg. 11' and a radius of 373.4 feet); THENCE with the fence along the West line of said tract and its projection, N. 19 deg. 59' W. 1363.0 feet and N. 19 deg. 19' W. 625.7 feet to the POINT OF BEGINNING, containing 57.435 acres, more or less.

**LESS AND EXCEPT** all that certain lot, tract or parcel of land situated to the W. D. THOMPSON SURVEY, Abstract No. 672, Fannin County, Texas, and being a part of that certain tract conveyed to Grady Hunt, Jr., as recorded in Volume 435, Page 825, Deed Records, Fannin County, Texas, and being more particularly described as follows:

**BEGINNING** at the intersection of the East R.O.W. of Highway 59 By-Pass and the South R.O.W. of County Road 301; THENCE S. 17 deg. 17' 09" E., along the East R.O.W. of Highway 59, 1,077.13 feet to a fence corner; N. 79 deg. 21' 29" E., 721.89 feet along a fence to this point of beginning and the S.W.C. of this described tract; THENCE N. 20 deg. 05' 15" W., along the east boundary W.B.L., 2100 feet to a 1/2" iron rod (set); THENCE N. 78 deg. 32' 38" E., 607.00 feet to a 1/2" iron rod (set); THENCE N. 20 deg. 05' 15" W., along the Eastern W.B.L., 393.07 feet to a 1/2" iron rod for corner; THENCE N. 79 deg. 00' 10" E., along this most Westerly N.B.L., 1,644.74 feet to a 1/2" iron rod; THENCE N. 20 deg. 05' 38" W., along the east boundary W.B.L., 400.00 feet to a 1/2" iron rod; THENCE N. 79 deg. 00' 10" E., along the most Northern N.B.L., 610.00 feet to a 1/2" iron rod to a fence line for the N.E.C.; THENCE S. 20 deg. 05' 38" E., along a fence line for this N.E.C., 1,000.00 feet to a fence corner for this S.E.C.; THENCE S. 79 deg. 00' 10" W., along a fence line for this S.E.C., 1,714.80 feet and S. 78 deg. 32' 38" W., 603.00 feet to the POINT OF BEGINNING, containing 29.4923 acres, more or less.

**LESS AND EXCEPT** all that certain 60' wide easement, a part of the W. D. THOMPSON SURVEY, Abstract No. 672, Fannin County, Texas, and being a part of that certain tract conveyed to Grady Hunt, Jr., by Volume 435, Page 815, Deed Records of Fannin County, Texas, and said easement being described by metes and bounds as follows:

**BEGINNING** at the intersection of the East R.O.W. of Highway 59 By-Pass and the South R.O.W. of County Road 301; THENCE N. 66 deg. 58' 27" E., (bearing same as this description), along the South R.O.W. of County Road 301, 2,739.38 feet to the centerline of supposed 60' easement and this point of beginning; THENCE S. 20 deg. 05' 38" E., along said centerline, 392.00 feet to the centerline of said easement and being N. 79 deg. 00' 10" E., 30.60 feet from the most Westerly N.E.C. of a 29.2164 acre tract, containing 2.2162 acres, more or less, within easement.



**LESS AND EXCEPT** Being 1.85 acres of land situated to the W. D. Thompson Survey, A-672, Fannin County, Texas being part of a 60 acres tract of land (designated third tract) and part of a 65 acres tract of land (designated fourth tract) described in deed dated March 1, 1966, by H. L. Hampton to Gary Blue, Jr., recorded in Vol. 483, Pg. 623, of the Deed Records of Fannin County, Texas (DRPCT), and being more particularly described as follows:

**BOUNDING** as a 3/8" steel rebar set in the interior of the said 60 acres tract for the SE Corner of this tract, said rebar set at the SE Corner of the 60 acres tract, same being the SE Corner of the City of Carroll's 29,490 acre tract (Deed Reference: Vol. 1012, Pg. 316; Official Public Records, Fannin County, Texas) bears S 62 deg. 51' 28" E, 1959.95 feet;

**THENCE** S 51 deg. 16' 00" W, across the said 60 acres tract, at 172.5 feet passing the west line of the 60 acres tract and the east line of the said 65 acres tract, and continuing for a total distance of 274.22 feet to a 3/8" rebar set in the interior of the 65 acres tract for the SW Corner of said tract, from which the SW Corner of the 60 acres tract, same being the SE Corner of the 65 acres tract bears S 24 deg. 13' 26" E, 1111.57 feet;

**THENCE** N 52 deg. 13' 00" W, across the said 65 acres tract, at 265.53 feet passing a 3/8" steel rebar set for reference on the south side of County Road 301 (CR 301), and continuing for a total distance of 292.65 feet, to a point in the centerline of CR 301, same being the south line of the Car-Vac Transportation & Vacuum Service, Inc. 57,615 acres tract (Deed Reference: Vol. 722, Pg. 341, DRPCT) for the NW Corner of this tract;

**THENCE** S 1 deg. 18' 00" E, with and along the said centerline of CR 301, at 172.2 feet passing the SE Corner of the said 57,615 acres tract to the east line of the said 65 acres tract and the west line of the said 60 acres tract, and continuing with said centerline for a total distance of 274.22 feet, to a point in the same for the NE corner of the tract, from which a 3/8" steel rebar set for reference on the south side of CR 301 bears S 33 deg. 32' 00" E, 30.12 feet;

**THENCE** S 33 deg. 32' 00" E, across the said 60 acres tract, 393.65 feet, to the POINT OF BEGINNING and containing 1.85 acres of land;