

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. AT 10:27 O'CLOCK A M

SUBSTITUTE TRUSTEE'S NOTICE

THE STATE OF TEXAS }
COUNTY OF PANOLA }

FEB 14 2024

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
p.woodard
DEPUTY

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 6th day of June, 2016, Little Nutt Oil Company, Inc., Grady Heath Nutt and Jo Ann Nutt, executed a Deed of Trust to David Chadwick, for the benefit of Farmers State Bank, in Center, Texas, on the hereinafter described real estate, which Deed of Trust appears of record in Volume 1875, Page 369, of the Official Records of Panola County, Texas, to which record, reference is here made to more fully show the wording and effect of such instrument and the property covered by it; and

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Substitute Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on January 15, 2020, appoint me, RANDY McLEROY, as Substitute Trustee;

WHEREAS, the said Little Nutt Oil Company, Inc., Grady Heath Nutt and Jo Ann Nutt, have made default in the payment of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, FARMERS STATE BANK, the said beneficiary, has requested me to enforce such trust;

NOW, THEREFORE, I, RANDY McLEROY, Substitute Trustee has aforesaid, hereby give notice that I will accordingly, after due posting of this notice as required by said Deed of Trust and the law, for at least twenty-one days successively next before the day of sale at the Door of the District Courthouse in Carthage, Texas, and, after serving written notice of such sale, at least twenty-one days preceding the date specified herein as the date upon which said property will be sold, by certified mail, return receipt requested, on each debtor obligated to pay the above mentioned debt according to the records of the holder of said indebtedness, sell at public venue to the highest bidder, or bidders, for cash, in the area designated by the Commissioners' Court of Panola County, Texas, pursuant to TEX. PROP. CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Carthage, Panola County, Texas, that being the county in which said property is situated, between the hours of 10:00 o'clock a.m., and 4:00 o'clock p.m., but no earlier than 1:00 o'clock p. m., nor later than 4:00 o'clock p. m., of the first Tuesday in the month of April, 2024, the same being the 2nd day of April, 2024, the following described real estate so described in and secured by such Deed of Trust:

All that certain 3.186 acre tract of land, a part of the LEWIS SANCHEZ Survey, Abstract No. 602, and also a part of the EDWARD SWEAT Survey, Abstract No. 629, Panola County, Texas, and being the same tract of land comprised of six individual tracts described in a deed from Valdon Gay French, attorney-in-fact for Weldon French and Viola French, to Margaret Golden and husband Nelson Golden, dated November 13, 1981, and recorded in Volume 709, Page 398, Deed Records, Panola County, Texas, and the said 3.186 acre subject tract is more particularly described as follows:

BEGINNING at the Southeast corner of the subject tract, a 1/2 inch iron pipe set at a fence corner for a corner and Point of Beginning on the North Right-of-Way line of U. S. Hwy. No. 79, said Point of Beginning is also the Southwest corner of Allison's Chapel Methodist Church lot;

THENCE North 89° 14' 27" West with the said Hwy. Right-of-Way a distance of 390.05 feet to a concrete monument found at a Point of Curvature;

THENCE in a Southwesterly direction along a curve to the left a distance of 175.31 feet to a Point of Tangency (said curve has a central angle of 1° 44' 06", radius of 5789.65 feet, and a long chord which bears South 89° 53' 25" West a distance of 175.30 feet);

THENCE South 89° 00' 11" West with said Hwy. Right-of-Way a distance of 285.13 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° 51' 45" East with said Farm Road Right-of-Way a distance of 60.00 feet to a 1/2 inch

iron pipe set for corner;

THENCE North 42° 03' 58" East with said Farm Road Right-of-Way a distance of 84.09 feet to a Point of Curvature;

THENCE in a Northeasterly direction along a curve to the left a distance of 49.12 feet to a ½ inch iron pipe set for a corner (said curve has a central angle of 1° 26' 36"., a radius of 1950.08 feet, and a long chord which bears North 41° 20' 40" East a distance of 49.12 feet) from which a 20" Sycamore marked "X" bears N 53° 34' W at 79.5', and a chain link fence corner bears S 37° 46' W at 16.4';

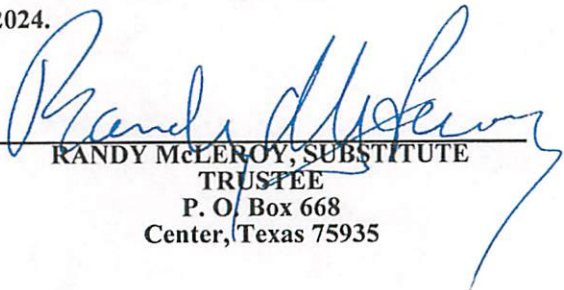
THENCE South 75° 56' 31" East, at 56.97 feet pass an old axle found for a point on line, and continuing on for a total distance of 117.84 feet to a one-inch iron rod found for a corner from which a 12" Chinaberry marked "X" bears N 7° 15' W at 21.31 and a 10" Hackberry also marked "X" bears N 53° 39' E, at 17.9';

THENCE North 3° 35' 27" East a distance of 100.49 feet to a one-inch iron rod found for a corner from which a 36" Oak marked "X" bears S 77° 54' W at 43.1' and a 16" Hackberry also marked "X" bears N 12° 45' W at 7.3';

THENCE South 81° 54' 56" East along and with a fence along the South boundary line of the Hugh Browning estate described in a deed from J. E. Powers, et ux, to Hugh and L. F. Browning, dated March 29, 1941, recorded in Vol. 136, Page 530, Deed Records, Panola County, Texas, a distance of 629.17 feet to a 1/2-inch iron pipe set for a corner at an old fence corner;

THENCE South 0° 31' 59" West along and with the fence a distance of 139.14 feet to the Point of Beginning, and containing a total area of 3.186 acres, of which approximately 1.1 acres are contained by the LEWIS SANCHEZ Survey and approximately 2.1 acres contained by the EDWARD SWEAT Survey.

WITNESS my hand on this, the 14th day of February, 2024.


RANDY McLEROY, SUBSTITUTE
TRUSTEE
P. O. Box 668
Center, Texas 75935

Notice pursuant to Section 51.002, Texas Property Code:

“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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.”