

**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.**

**SUBSTITUTE TRUSTEE'S NOTICE**

THE STATE OF TEXAS }  
COUNTY OF PANOLA }

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 the 7th day of February, 2024, appoint me, RANDY McLEROY, as Substitute Trustee;

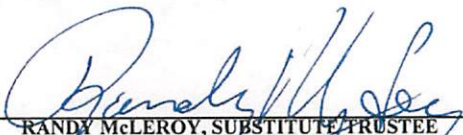
WHEREAS, the said Little Nutt Oil Company, Inc., Grady Heath Nutt and Jo Ann Nutt, have made default in the payment of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

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 March, 2024, the same being the 5th day of March, 2024, the following described real estate so described in and secured by such Deed of Trust:

See Exhibit "A" attached hereto

WITNESS my hand on this, the 7th 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."**

FILED FOR RECORD  
IN MY OFFICE  
AT 12:08 O'CLOCK P M.    

FEB 07 2024

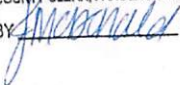
BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY  DEPUTY

EXHIBIT "A"

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. Lawson English et al to J. B. Hunt and wife, Maurice Hunt by deed dated April 28, 1958, and recorded in Volume 476, Page 580 of the Deed Records of Panola County, Texas; said 0.603 acre tract being more 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. Lawson English et al to Odie Stewart by deed dated September 26, 1955, and recorded in Volume 378, Page 565 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 monument 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 399.00 feet to a 1/2" iron rod set for the southwest 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 Kozlowski and wife, Elizabeth Kozlowski by deed dated June 3, 1976, and recorded in Volume 601, Page 386 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 215 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 282.09 feet to a found 4" x 4" concrete monument marking the most northerly corner of the herein described 0.603 acre tract;

THENCE South 72 degrees 26 minutes 34 seconds East, along the south R.O.W. line of U.S. Highway 59 Loop, for a distance of 189.16 feet to a 1/2" iron rod set for the northeast 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 1-1/2" iron pipe found for reference bears South 33 degrees 57 minutes 20 seconds East for a distance of 5.42 feet;

THENCE with the west R.O.W. line of FM 699 along a curve to the right having a radius of 2829.79 feet and an arc length of 10.08 feet, being subtended by a chord of South 17 degrees 47 minutes 13 seconds East for a distance of 10.08 feet to the PLACE OF BEGINNING containing in area 0.603 acre of land, more or less.

PARCEL TWO:

First Tract: All that certain tract or parcel of land being an irregular tract, approximately one (1) acre in area, out of the GEORGE GOODWIN SURVEY, Abstract No. 224, Panola County, Texas, a part of the land known as the "old brick yard" tract and being a part of that certain 7-3/4 acres tract conveyed to L. E. Van Sandt by Jasper Collins, Jr., et al, by deed dated October 8, 1945, recorded in Volume 209, 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 59.8 ft. and then South 24 deg. 45' East 83.7 ft. from the Northeast corner of the said L. E. Van Sandt 7-3/4 acres tract and the Southeast corner of the tract sold to Panola County, Texas, for a dipping vat;

THENCE South 24 deg. 45' East 268.5 ft. with the West side of the road to an iron stake for corner;

THENCE South 65 deg. West at 150 ft., the centerline of the spur track, and at 158.5 ft., an iron stake for corner;

THENCE in 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 79 deg. 50' East at 8-1/2 ft., the center line of the spur track, and at 128.5 ft. the PLACE OF BEGINNING.