

Notice of Trustee's Sale

FILED FOR RECORD  
IN MY OFFICE  
AT 11:55 O'CLOCK A M

Date: April 7, 2025

APR 08 2025

Trustee:

CHRIS SMITH

Trustee's Address:

P.O. Drawer 579  
Carthage, Texas 75633

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

Mortgagee: First State Bank and Trust Company, Carthage, Texas, a Texas Bank

Note: Note dated July 10, 2020 for Forty-Six Thousand Five Hundred Fifty-Six and 49/100 (\$46,556.49) Dollars.

Deed of Trust

Date: July 10, 2020

Grantor: Eddie Wayne Landreneaux, a single person

Mortgagee: First State Bank and Trust Company, Carthage, Texas, a Texas bank

Recording information: Volume 2090, Page 373, Official Public Records, Panola County, Texas

Property:

All that certain 1 acre tract of land situated in Panola County, Texas, being part of the William Fisher Survey. Abstract No. 217, and being furthered described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

County: Panola

Date of Sale (first Tuesday of month): May 6, 2025

Time of Sale: The sale will begin no earlier than 1:00 pm, and no later than three hours thereafter. The sale will be completed by no later than 4:00pm.

Place of Sale: Panola County Courthouse in Carthage, Texas, at the following location:  
Courthouse steps on the East Side of the Panola County Courthouse situated on 110 S. Sycamore Street, Carthage, Texas 75633

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-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

CHRIS SMITH is Substitute Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

[Signature]  
CHRIS SMITH  
P.O. Drawer 579  
Carthage, Texas 75633

# Exhibit A

All that certain one (1) acre tract of land situated in Panola county, Texas, being a part of the William Fisher Survey, Abstract No. 217, and being a part of a certain 224 acre tract conveyed by Mrs. Ebbie Lathan, et al, to Mrs. Gracie Hall, by deed dated July 15, 1946, and recorded in Volume 226, page 201, of the Deed Records of Panola County, Texas, and being the same one (1) acre tract of land described in a Deed from Mrs. Gracie Hall, a widow, to Edmon Birmingham, dated July 8, 1974, and recorded in Volume 572, Page 162, of the Deed Records of Panola County, Texas, said one (1) acre tract being more particularly described as follows:

BEGINNING at an iron stake at a fence corner in the East boundary of Texas Farm Road No. 2260, said stake being N. 59 deg, 17' 39" W. 789.47 feet (801.01 feet with the curve in the East boundary of said Farm Road) from an iron stake in a fence corner for the point of intersection of the East boundary of property owned by Mrs. Gracie Hall with the East boundary of said Farm Road;

THENCE N. 58 deg. 45' E., along and with the South boundary of a certain 2.10 acre tract conveyed by Mrs. Gracie Hall to Harry Keith Smith, 246.73 feet to a stake for corner;

THENCE S. 31 deg. 15' E. 192.78 feet to a stake for corner;

THENCE S. 58 deg. 45' W. 194.67 feet to a stake for corner in the East boundary of said Farm Road;

THENCE (N. 46 deg. 21' 43" W. 199.69 feet with the long chord of a curve in said East Boundary of said Farm Road) 200 feet with said curve in East Boundary of said Farm Road to the place of beginning and containing one (1) acre of land, being the above-described land together with all improvements thereon situated.

All oil, gas and other minerals are excepted and reserved.

Said land is further described in that certain Warranty Deed dated October 20, 1977 from Edmon Birmingham and wife, Fern Birmingham to Tommy Mayfield and wife, Elizabeth Louise Mayfield, recorded in Volume 624, Page 806, of the Deed Records of Panola County, Texas, reference to which is hereby made for all pertinent purposes.