

Notice of Trustee's Sale

FILED FOR RECORD
IN MY OFFICE
AT 11:30 O'CLOCK a M

Date: June 11th, 2024

JUN 11 2024

Trustee: Cody Cockerham
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 June 13, 2018 in the amount of \$97,880.06

Deed of Trust

Date: July 13, 2018
Grantor: Jonathan Lynn Brooks
Mortgagee: First State Bank and Trust Company, Carthage, Texas, a Texas Bank
Recording information: Volume 1977, Page 499, Official Public Records, Panola County, Texas
Property:

All that certain lot, tract or parcel of land, part of the George Goodwin Survey, A-224 and being all of Lot 11, Block 41, Rolling Acres Subdivision, Section 1 to the City of Carthage, Panola County, Texas, as shown by the Plat of same recorded in Vol. 613, Page 271, and in Vol. 4, Page 107, Plat Records, Panola County, Texas, and being also known as Lot 11, Block 41-B according to the City Plat of Carthage, Texas, as recorded in Vol. 3, Page 396, of the Plat Records of Panola County, Texas and being the land described in Trustee's Deed from Cody Cockerham to First State Bank and Trust Company, dated December 6, 2017, recorded in Volume 1944, Page 425, Official Public Records, Panola County, Texas.

County: Panola

Date of Sale (first Tuesday of month): July 2, 2024

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.

Cody Cockerham is 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]
Cody Cockerham
P.O. Drawer 579
Carthage, Texas 75633