

Notice of Trustee's Sale

FILED FOR RECORD
IN MY OFFICE
AT 2:26 O'CLOCK P M

Date: December 2, 2022

DEC 02 2022

Trustee: Gene Giles

Trustee's Address: P.O. Drawer 579
Carthage, Texas 75633

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY P. Woodard DEPUTY

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

Note: Note dated March 18, 2009 in the amount of \$122,936.20.

Deed of Trust

Date: March 18, 2009

Grantor: Nancy D. Bland, a single person

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

Recording information: Volume 1496, Page 307, Official Public Records, Panola County, Texas

Property: All that certain 0.44 acre lot, tract or parcel of land, more or less, situated in the George Goodwin Survey, A-224, City of Carthage, Panola County, Texas, and being the same land described in Deed dated May 9, 2006, from Wells Fargo Bank, N.A. to The Secretary of Housing and Urban Development, as recorded in Volume 1340, Page 512 of the Official Public Records of Panola County, Texas, and said tract being all of Lot 3, and part of Lots 1 and 2, Block 5, Magnolia Heights Subdivision, according to a plat recorded in Volume 189, Page 652, Deed Records of Panola County, Texas. Said tract also being all of the two tracts of land conveyed from Sheela Denton to Mitchell D. Davis, and wife, Melissa Davis and recorded in Volume 1235, Page 79, Official Public Records of Panola County, Texas and being more particularly described as follows:

BEGINNING at a 1 / 2 inch iron rod with J. Roberts plastic cap, set for corner on the South right of way of E. Neal Street (50' R.O.W.). Said corner being the Northeast Corner of this tract, the Northeast corner of said Lot 3. and the Northwest corner of Lot 4;

THENCE 13° 25' 09" E, with the common East line of Lot 3, and the West line of Lot 4, 137.00 feet to a 1 / 2 inch iron rod with J. Roberts Plastic Cap, set for the Southeast corner of this tract, the Southeast Corner of Lot 3, the Southwest Corner of Lot 4, the Northwest corner of Lot 11 and the Northeast corner of Lot 12;

THENCE S 75° 00' 00" W with the Common South line of Lot 3, and the North line of Lot 12, at 65.00 feet passing a 1 / 2 inch iron rod with J. Roberts Plastic Cap, set for the Common Southwest Corner of Lot 3, and the Southeast Corner of Lot 2, and continuing with the Common South Line of Lot 2, and the North Line of Lot 13, a total distance of 140.00 feet, to a 1 / 2 inch iron rod with J. Roberts Plastic Cap, set for the Southwest Corner of this tract;

THENCE N 13° 25' 09" W, across Lot 2 and then Lot 1, 137.00 feet, to a 1 / 2 inch iron rod found for the Northwest Corner of this tract, on the Common North line of Lot 1, and the South right-of-way of E. Neal St.

THENCE N. 75° 00' 00" E (Base Bearing), with the Common North line of Lot 1, and the South right-of-way of E. Neal St., at 75 feet passing a 1 / 2 inch iron with J, Roberts Plastic cap set for the Common Northeast Corner of Lot 1, and the Northwest Corner of Lot 3, and continuing with the North line of Lot 3 a total distance of 140.00 feet, to the place of beginning containing 0.44 acres more or less

County: PANOLA

Date of Sale (first Tuesday of month): January 3, 2023

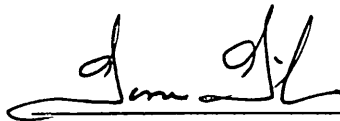
Time of Sale: The sale will begin no earlier than 1:00 pm, and no later than three hours thereafter. The sale will be completed by no later than 4:00pm.

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.

Gene Giles 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.



Gene Giles
P.O. Drawer 579
Carthage, Texas 75633