

Notice of Trustee's Sale

FEB 07 2022

Date: February 4, 2022

Trustee: Cody Cockerham

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

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

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

Note: Note dated August 1, 2014 in the original principal amount of \$73,500.00, executed by James Allen Cheshire and Tammy Diane Cheshire ("Borrowers") and payable to the order of First State Bank and Trust Company, Carthage, Texas

Deed of Trust

Date: August 1, 2014

Grantors: James Allen Cheshire and Tammy Diane Cheshire

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

Recording information: Volume 1791, Page 115, Official Public Records, Panola County, Texas

Property:

All that certain part or parcel of land situated in the George Goodwin Survey, A-224, in Panola County, Texas being more particularly described in **Exhibit "A"** attached hereto.

County: PANOLA

Date of Sale (first Tuesday of month): March 1, 2022

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

EXHIBIT A

All that certain part or parcel of land situated in the George Goodwin Survey, A-224, in Panola County, Texas, being out of land and a part of an original 8.6 acre tract described as Tract One in Warranty Deed executed by Thelma Tiller, et al, to Andrew C. Sharpe, dated December 28, 1976, as shown of record in Volume 612, Page 64, of the Deed Records of Panola County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a point on the East Right-of-Way of Farm to Market Road No. 10. Said point being 148.6 feet North 19 degrees 32 feet East from the Northwest corner of a lot heretofore conveyed by Andrew C. Sharpe, et ux, to Carson Joines, et ux, as shown by Deed dated August 5, 1977, recorded in Volume 622, Page 40, of the Deed Records of Panola County, Texas; a stake for corner;

THENCE South 60 degrees East 150 feet, a stake for corner;

THENCE with a line parallel with the East right-of-way line of Farm to Market Road No. 10, North 19 32' East 90 feet, a stake for a corner;

THENCE North 60 42' West 150 feet to a point on the East right-of-way of said Farm to Market Road No. 10, a stake for corner;

THENCE South 19 32' West 90 feet to the Place of Beginning. Said lot being a part of Lot 2, Block 18 of the City of Carthage, as shown by the New City Map of Carthage, Texas, recorded in Volume 3, Page 396 Plat Book Records, Panola County, Texas.

Being that same lot or parcel of land described in that certain Contract for Deed executed on September 30, 2002 from Larry Monday and Elfrieda Monday to Jim Edwards and Tammy Edwards and awarded to Tammy Diane Edwards in that Final Decree of Divorce granted on September 08 2009 under Cause No. 2009-065 ITMOTMO Tammy Diane Edwards and Jim Taylor Edwards, and ITIOTBE and AME, Children, CCAL PCTX.

Sign for Identification:

James Allen Choplin
Danny Deshler