

FILED FOR RECORD  
IN MY OFFICE  
AT 10:20 O'CLOCK 11 M

MAR 16 2026

Notice of Trustee's Sale

Date: March 16, 2026

Trustee:

Mike Whiddon

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

Trustee's Address:

Post Office Drawer 579, Carthage, Tx 75633

Mortgagee: Frist State Bank and Trust Company, Carthage, Texas

Note: Note dated November 4, 2016 in the amount of \$145,971.31

Deed of Trust

Date: November 4, 2016

Grantor: Brian Layne Gibbs and Wendy Ann Richardson, a married couple

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

Recording information: Volume 1898, Page 237, Official Public Records, Panola County, Texas

Property:

All those certain lots, tracts or parcels of land, situated in the George G. January Survey, Abstract No. 355, Panola County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

County: Panola

Date of Sale (first Tuesday of month): April 7, 2026

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.

Mike Whiddon 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]  
Mike Whiddon  
312 W. Sabine Street  
Carthage, Texas 75633

EXHIBIT "A"

All that certain 11.930 acre tract of land, a part of the **GEORGE G. JANUARY** Survey, Abstract No. 355, Panola County, Texas, and being all of that same tract of land erroneously called 5 acres described in a deed from Bernice Farmer to J. M. Goodson, et ux, Tressie Goodson, dated March 16, 1984, recorded in Vol. 752, Page 718 of the Deed Records of Panola County, Texas, and also being part of the following three tracts of land: (1) That certain tract called 25 acres described in a deed from Frankie Farmer to Chester Ray Farmer, dated October 27, 1962, recorded in Vol. 454, Page 66 of the said Deed Records, (2) That certain tract called 21 acres described in a deed from Bobby Don Farmer to Chester Ray Farmer, dated October 7, 1968, recorded in Vol. 510, Page 216 of the said Deed Records, and (3) That certain tract called 21 acres described in a deed from Ocie Les Farmer to Chester R. Farmer, dated June 26, 1967, recorded in Vol. 498, Page 100 of the said Deed Records, and the said 11.930 acre subject tract is more particularly described as follows:

**BEGINNING** at a 1-inch strap found for the Southeast corner of the said called 5 acre tract in the South line of the said **JANUARY** Survey, also being the Southeast corner of the said called 25 acre tract listed as No. 1 above;

**THENCE** South  $89^{\circ} 51' 49''$  West generally with a fence along the South boundary line of the said called 5 acre tract a distance of 452.72 feet to a 1-inch iron strap found for the Southwest corner of the said called 25 acre tract, same being the Southeast corner of the said called 21 acre tract listed as No. 2 above;

**THENCE** South  $89^{\circ} 19' 58''$  West continuing generally with said fence along the South boundary line of the said called 21 acre tract a distance of 523.97 feet to a 1-inch iron strap found for its Southwest corner, same being the Southeast corner of the said called 21 acre tract listed as No. 3 above;

**THENCE** North  $89^{\circ} 42' 28''$  West with the South boundary line of the said called 21 acre tract a distance of 755.98 feet to a 1/2-inch iron pipe found for its Southwest corner at a fence corner, same being the Southwest corner of the said tract erroneously called 5 acres;

**THENCE** North  $87^{\circ} 48' 19''$  East with the said County Road center line along the North boundary line of the subject tract a distance of 1584.74 feet to a Point of Curvature;

THENCE continuing with the said County Road center line along a curve to the left a distance of 143.22 feet (said curve has a central angle of  $12^{\circ} 14' 52''$ , a radius of 670.00 feet, and a long chord which bears North  $81^{\circ} 40' 53''$  East a distance of 142.95 feet) to a point for the Northeast corner of the subject tract in the West boundary line of that certain tract called 5 acres described in a deed from Tammy Sue Aumiller Pierce to Kenneth B. Aumiller, dated February 28, 1997, recorded in Vol. 997, Page 136 of the Official Public Records of Panola County, Texas, from which a  $\frac{1}{2}$ -inch iron rod found for a reference corner bears South  $0^{\circ} 59' 47''$  East at a distance of 25.00 feet;

THENCE South  $0^{\circ} 59' 47''$  East with the West boundary line of the said Aumiller tract a distance of 344.78 feet to the Point of Beginning, containing a total area of 11.930 acres.