

Notice of Trustee's Sale

Date: October 29, 2025

OCT 29 2025

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 August 1, 2022 in the amount of \$50,000.00

Deed of Trust

Date: August 1, 2022

Grantor: Penny Maria Jolley, Macie Jayne Jolley and Kiley Jo Jolley

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

Recording information: Document Number 244124, Official Public Records,
Panola County, Texas

Property:

Being 1.8 acres of land, more or less, a part of the A. Moorman Survey, A-427, Panola County, Texas, and being the land described in the Deed from Robert Wayne Jolley, Independent Executor of the Estate of John Harper Jolley, Deceased to Robert Wayne Jolley, dated June 21, 2021, and recorded in Volume 2149, Page 80, of the Official Public Records of Panola County, Texas, and being more particularly 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): December 2, 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.

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

All that certain 1-8/10ths acre of land, more or less, a part of the A. Moorman Survey, situated in Carthage, Panola County, Texas, being the North one-half of a certain 3.61 acres described as tract No. 4 of Block "B" in a partition of the Estate of S.S. Harris, recorded in Volume 300, at page 132, of the Deed Records of Panola County, Texas, and which 1.8 acres, more or less, is further described as follows:

BEGINNING at the S.E. corner of Tract No. 3 of Block "B" above mentioned;

THENCE S. 80 W. 687.75 feet to the S.W. corner of said tract No. 3 of Block "B" above mentioned;

THENCE S. 10 E. 114.15 feet to a stake for corner;

THENCE N. 80 E. 687.75 feet to the E.E. line of the said 3.61 acre tract above mentioned;

THENCE N. 10 W. 114.15 feet to Place of Beginning and containing 1.8 acres of land, more or less.

And being that same land described in that certain *Warranty Deed* from Bertha Pelzl to Mildred Brooks dated July 29, 1999 and recorded in Volume 1072, Page 230, of the Official Public Records of Panola County, Texas, and subsequently referred to in a *Gift Deed In Advance of Testamentary Bequest* from Mildred Brooks to Jonathon Brooks dated June 18, 2003 and recorded in Volume 1187, Page 809, of the Official Public Record of Panola County, Texas. And being the same 1-8/10ths acre of land subsequently conveyed by Penny Jolley to John Jolley, all of her interest in and to said above-described property by Assumption Warranty Deed dated June 1, 2016, recorded in the Official Public Records, Panola County, Texas.

EXHIBIT A