

Notice of Trustee's Sale

FILED FOR RECORD
IN MY OFFICE
AT 11:05 O'CLOCK AM

Date: January 13, 2023

JAN 13 2023

Trustee: Mitch Davis

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 November 27, 2013 in the amount of \$45,000.00

Deed of Trust

Date: November 27, 2013

Grantor: William W. Pierce, Jr., a single person; and
Jennifer Nicole Knighton, a single person

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

Recording information: Volume 1756, Page 633, of the Official Public Records,
Panola County, Texas

Property:

All that certain 2.236 acre tract of land, a part of the SAMUEL DUNCAN Survey, Abstract No. 158, Panola County, Texas, and being a part of that certain tract of land called 5.300 acres described in a deed from Lillian Whiddon to Vicki Lynnell Whiddon Alexander, dated March 9, 1999, recorded in Vol. 1069, Page 455 of the Official Public Records of Panola County, Texas, and the said 2.236 acre subject tract is more particularly described in Exhibit "A" attached hereto and incorporated herein for all intents and purposes, together with manufactured home to be permanently attached to real estate.

County: Panola

Date of Sale (first Tuesday of month): February 7, 2023

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

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. However, an Appointment of Substitute Trustee was executed by Gene Giles, Original Trustee and President of Mortgagee, First State Bank and Trust Company, Carthage, Texas, appointing Mitch Davis as Substitute Trustee, recorded as Document Number 247279, Official Public Records, Panola County, Texas. Mortgagee has instructed Substitute 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

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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.



Mitch Davis

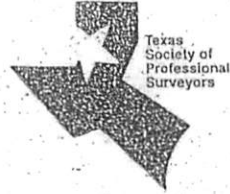
P.O. Drawer 579, Carthage, Texas 75633



R. K. AUSTIN
OWNER/GEN. MANAGER

AUSTIN
SURVEYING & MAPPING

115 WEST SABINE
P.O. BOX 629
CARTHAGE, TEXAS 75633
TELEPHONE: 903-693-6135
FAX: 903-693-3432



D.D. AUSTIN
R.P.L.S. #4431

STATE OF TEXAS
COUNTY OF PANOLA

Exhibit "A"

Legal Description of a survey made for Michael Alexander:
Job No. 13015

TRACT NO. 2

All that certain 2.236 acre tract of land, a part of the SAMUEL DUNCAN Survey, Abstract No. 158, Panola County, Texas, and being a part of that certain tract of land called 5.300 acres described in a deed from Lillian Whiddon to Vicki Lynnell Whiddon Alexander, dated March 9, 1999, recorded in Vol. 1069, Page 455 of the Official Public Records of Panola County, Texas, and the said 2.236 acre subject tract is more particularly described as follows:

BEGINNING at a 1-inch steel strap found for the Southwest corner of the said parent tract called 5.300 acres at a fence corner;

THENCE North 68° 35' 56" East with a fence along the South boundary line of the parent tract a distance of 451.50 feet to a ½-inch iron rod set for its Southeast corner at a fence corner;

THENCE North 20° 11' 18" West generally with a fence and its projection along the East boundary line of the parent tract a distance of 411.60 feet to a point for its Northeast corner in Panola County Road No. 208, from which a ½-inch iron rod set for a reference corner bears South 20° 11' 18" East at a distance of 30.30 feet;

THENCE South 71° 15' 57" West with the center line of the said County Road No. 208 along the North boundary line of the parent tract a distance of 169.50 feet to a point for the Northerly Northwest corner of the subject tract, from which a ½-inch iron rod set for a reference corner bears South 20° 11' 18" East at a distance of 29.15 feet;

THENCE South 20° 11' 18" East a distance of 329.71 feet to a ½-inch iron rod set for an inner corner of the subject tract;

THENCE South 68° 35' 56" West a distance of 319.39 feet to a ½-inch iron rod set for the Southerly Northwest corner of the subject tract in the West boundary line of the said called 5.300 acre parent tract;

THENCE South 43° 14' 37" East with the said West boundary line a distance of 78.56 feet to a ½-inch iron rod found for a corner at a fence corner;

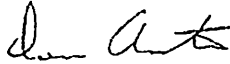
THENCE South 41° 43' 20" East continuing with said West boundary line a distance of 17.95 feet to the Point of Beginning, containing a total area of 2.236 acres.

Exhibit "A"

This document is prepared specifically for the parties designated hereon. Only those prints containing the Surveyor's seal should be considered official and relied upon by the user. It is invalid unless it bears an original "LIVE" blue wet ink signature. The certification shown hereon shall not apply to any copies. Alterations, duplications, facsimiles, modifications, scanning, or use without the written consent of AUSTIN SURVEYING & MAPPING is strictly prohibited. COPYRIGHT 2013 by AUSTIN SURVEYING & MAPPING. All rights reserved.

I, D. D. Austin, Registered Professional Land Surveyor, do hereby certify that the above legal description was prepared in accordance with an actual ground survey of the property so described, and that the said survey is correct to the best of my professional knowledge and belief.

Given under my hand and seal,
this 25th day of March, 2013.



Don Austin, R.P.L.S. #4431

