

Notice of Trustee's Sale

FILED FOR RECORD  
IN MY OFFICE  
AT 2:30 O'CLOCK P M  
JUN 06 2024  
BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY [Signature] DEPUTY

Date: June 6<sup>th</sup>, 2024

Trustee: CODY COCKERHAM

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 September 4, 2015 in the amount of \$30,000.00

Deed of Trust

Date: September 4, 2015

Grantor: Jason Robert Ross and Layla D. Ross, a married couple

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

Recording information: Volume 1842, Page 251, Official Public Records, Panola County, Texas

Property:

All that certain 1.00 acre lot, tract or parcel of land located in the H.B. Andrews Survey, A-895, in Panola County, Texas. Said tract being part of the called 7.412 acre tract of land conveyed from Sherman C.Spradley, Sr. and Diane Spradley to Jamie Lanell Dawson, recorded in Volume 1469, Page 564, Official Public Records, Panola County, Texas, (OPROPCT), and being more particularly described in Exhibit "A" attached hereto.

County: Panola

Date of Sale (first Tuesday of month): July 2, 2024

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

**ROBERTS SURVEYING, LLC**

(903) 660-2910  
 Fax (903) 660-2911  
 P.O. Box 1663 Hallsville, TX, 75650



**Boundary Description**

Field Notes for 1.00 acre on PM 31 South, near Carriage, Texas, in Panola County, Texas

All that certain 1.00 acre lot, tract of parcel of land located in the H. B. Andrews Survey, A-895, in Panola County, Texas. Said tract being part of the called 7.412 acre tract of land conveyed from Sherman C. Spradley, Sr. and Diane Spradley to Jamie Lanell Dawson, recorded in Vol. 1469, Page 564, Official Public Records of Panola County, Texas, (OPROPCT), and being more particularly described as follows:

**BEGINNING** at a 1/4" iron rod, found for corner on the east R.O.W. of PM 31 South (80' R.O.W.), said corner being the SWC of this tract, the SWC of said 7.412 acre tract, and the NWC of the residue of a called 55.9 acre W. G. Spradley tract described in Vol. 471, Page 193, Deed Records of Panola County, Texas (DROPT);

**THENCE** N18°06'27"W, with the common west line of said 7.412 acre tract, and the east R.O.W. of PM 31 South, 356.38 feet, to a point in a 12" pine tree for the NWC of this tract

**THENCE** N89°55'10"E, across said 7.412 acre tract, at 5.00 feet pasting a 1/4" iron rod with J. Roberts plastic cap set for reference, and continuing a total distance of 183.61 feet, to a 1/4" iron rod with J. Roberts plastic cap set for corner, from which a 1/4" iron rod found for the NBC of said 7.412 acre tract bears N00°06'16"W, 867.67 feet. Said first corner being the NBC of this tract, on the east line of said 7.412 acre tract, and on the west line of a called 30.56 acre Robert D. Fish tract described in Vol. 1116, Page 179 (OPROPCT). Said corner also being on the common east line of said Andrews Survey, and the west line of the W.B. Bounds Survey, A-950;

**THENCE** S00°06'16"B (Base Bearing), with the common east line of said 7.412 acre tract, the west line of said Fish tract, and with said common Survey lines, 338.89 feet, to a 1" iron pipe, found for corner. Said 55.9 acre W. G. Spradley tract;

**THENCE** S89°55'10"W, with the common south line of said 7.412 acre tract, and the north line of said Spradley residue tract, 73.46 feet, to the Place of Beginning containing 1.00 acres more or less.

Note: All bearings in this survey based on the east line of this tract, from a deed found in Vol. 1207, Page 270, Official Public Records of Panola County, Texas.

This Accompanies This Description. I, Jackie Roberts, Registered Professional Land Surveyor No. 5015, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of June, 2010.

SIGNED FOR IDENTIFICATION:

*Jackie Roberts*

EXHIBIT A

*Jackie Roberts, R.P.L.S. #5015*  
 Date 6/24/10