

Notice of Trustee's Sale

FILED FOR RECORD
IN MY OFFICE
AT 11:15 O'CLOCK 11 M 11

Date: June 16, 2025

Trustee:

CODY COCKERHAM

Trustee's Address:

P.O. Drawer 579
Carthage, Texas 75633

JUN 18 2025

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 for One Hundred Six Thousand Ninety-Nine and 51/100 (\$106,099.51) Dollars.

Deed of Trust

Date: November 27, 2013

Grantor: William Coleman Moultrie and Angela L. Moultrie, a married couple

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

Recording information: Volume 1756, Page 642, Official Public Records, Panola County, Texas

Property:

All that certain 20 acres of land situated in the B.D.S. Watkins Survey, Panola County, Texas, being a part of that certain 80 acre tract of land as described in the deed recorded in Volume 284, Page 413, of the Deed Records of Panola County, Texas, and also being a part of a 23.6 acre tract, the field notes of which are recorded in Volume 35, Page 477, Deed Records of Panola County, Texas, said property having been willed to Mrs. Billie Penna, as shown in Volume 317, Page 303, et seq. Deed Records of Panola County, Texas, and being more fully described as follows, to-wit;

BEGINNING at the SW corner of a tract of land described in Volume 351, Page 477, Deed Records of Panola County, Texas, reference to which is here made for all purposes;

THENCE North with the West boundary line of said tract, 549.7 feet, a stake for corner;

THENCE N. 89° 30' E. 1583 feet, a stake for corner;

THENCE S parallel to the East boundary line of the 23.6 acre tract described in Volume 351, Page 477, Deed Records of Panola County, Texas, 549.7 feet, a stake on the South boundary line of the 23.6 acre tract for corner;

THENCE S. 89 30' W. 1583 feet, a stake for corner to the PLACE OF BEGINNING, and containing 20 acres of land, more or less, and being the same land conveyed from R.A. Penna and wife, Billie Penna to A. W. Sunday and wife Lorita Sunday, by deed dated November 09, 1970, recorded in Volume 531, Page 478, Deed Records of Panola County, Texas.

LESS AND EXCEPT that parcel beginning at the North East corner of a 20 acre block of T.V. and Marie Abercrombies land. A stake at the North West Corner of Mrs. L. S. Denison's property line;

THENCE South with said property line 549.7 to a stake at the South West corner of Mrs. L. S. Denison's property line;

THENCE West 79.2 feet to a stake;

THENCE North 549.7 feet to a stake in T.V. and Marie Abercrombie's property line;

THENCE East 79.2 feet with said property line to the place of beginning, containing one (1) acre of land.

Said 19 acre tract hereinabove described being the same property described in that certain deed dated October 28, 2003, from David H. Abercrombie and wife, Karen K. Abercrombie, to Kenneth Walker and William Coleman Moultrie, recorded in Volume 1202, Page 828, Official Public Records, Panola County, Texas.

County: Panola

Date of Sale (first Tuesday of month): August 5, 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.



CODY COCKERHAM
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Carthage, Texas 75633