

Notice of Trustee's Sale

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 September 23, 2015 for Forty-Four Thousand and 00/100 (\$44,000.00) Dollars.

Deed of Trust

Date: September 23, 2015

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 1843, Page 559, Official Public Records, Panola County, Texas

Property: Exhibit "A" attached hereto.

County: Panola

Date of Sale (first Tuesday of month): August 5, 2025

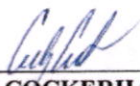
Time of Sale: The sale will begin no earlier than 1:00 pm, and no later than three hours thereafter. The sale will be completed by no later than 4:00pm.

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  
P.O. Drawer 579  
Carthage, Texas 75633

BOUNDARY DESCRIPTION  
TRACT #1 - 1.00 ACRES  
B.D.S. WATKINS SURVEY, A-747  
PANOLA COUNTY, TEXAS

ALL THAT CERTAIN 1.00 ACRES TRACT LOCATED IN THE B.D.S. WATKINS SURVEY, A-747, PANOLA COUNTY, TEXAS; BEING OUT OF AND A PART OF A CALLED 19 ACRES TRACT CONVEYED BY KENNETH WALKER AND WIFE, BARBARA WALKER TO WILLIAM COLEMAN MOULTRIE AND WIFE ANGELA MOULTRIE BY DEED DATED JANUARY 13, 2012 AND RECORDED IN VOLUME 1658 PAGE 497 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS; SAID 1.00 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING at a 1/4" iron rod set for the southeast corner of the herein described 1.00 acres tract known as Tract #1; said point also being the northeast corner of a 1.00 acres tract known as Tract #2 and surveyed this day; from said point a found 1-1/2" iron pipe marking the southeast corner of a called 23 acres tract conveyed to Marvin Walker, et ux by deed recorded in Volume 314 Page 127 of the Deed Records of Panola County, Texas bears North 78°47'55" East for a distance of 1684.12 feet;

THENCE South 88°03'45" West for a distance of 197.75 feet to a point in the center of Panola County Road (CR) #452, said point being the southwest corner of the herein described 1.00 acres tract (Tract #1); said point also being the northwest corner of Tract #2; from said point a 1/2" iron rod set for reference bears North 88°03'45" East for a distance of 18.11 feet;

THENCE North 02°27'00" West along the center of CR #452 for a distance of 219.26 feet to the northwest corner of the herein described 1.00 acres tract (Tract #1); from said point a 1/2" iron rod set for reference bears North 88°01'24" East for a distance of 20.12 feet;

THENCE North 88°01'24" East for a distance of 199.75 feet to a 1/2" iron rod set for the northeast corner of the herein described 1.00 acres tract (Tract #1);

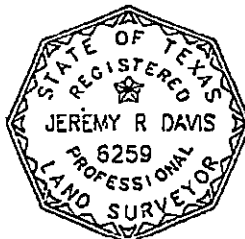
THENCE South 01°55'43" East for a distance of 219.39 feet to the PLACE OF BEGINNING and containing in area 1 00 acres of land.

(Survey Plat Attached)

I, JEREMY R. DAVIS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE BOUNDARY DESCRIPTION REPRESENTS THE RESULTS OF A FIELD SURVEY MADE BY ME ON THE DATE SHOWN BELOW AND THE DIMENSIONS WRITTEN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

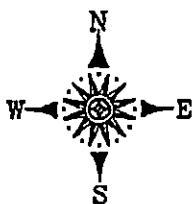
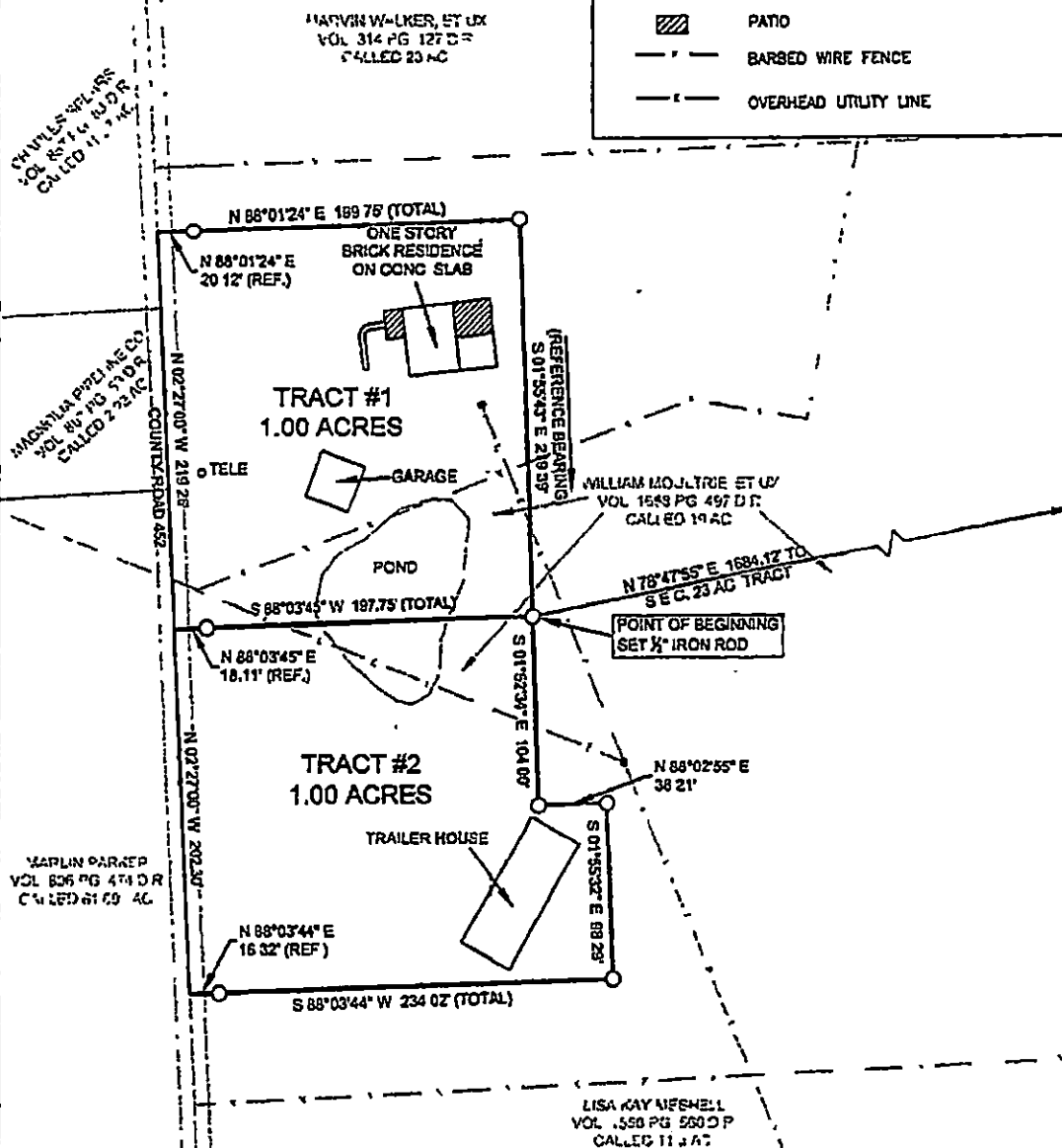
Jeremy R. Davis  
JEREMY R. DAVIS, R.P.L.S.# 6259  
208 CR 449  
CARTHAGE, TEXAS 75633  
PH (903) 622-4185  
Firm Reg. # 10018000 (TBPLS)

9/14/15  
DATE



# LEGEND

- DENOTES 1/2" IRON ROD SET FOR CORNER UNLESS NOTED OTHERWISE
- TELE TELEPHONE PEDESTAL
- UTILITY POLE
- ▨ PATIO
- BARBED WIRE FENCE
- OVERHEAD UTILITY LINE



1 IN. = 80 FT.



I, JEREMY R. DAVIS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF A SURVEY MADE BY ME ON THE DATE SHOWN BELOW AND THE DIMENSIONS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Jeremy R. Davis*  
 JEREMY R. DAVIS, R.P.L.S. #6259  
 208 CR 449  
 CARTHAGE, TEXAS 75633  
 PH (803) 622-4185

9/14/15  
 DATE

JOB # PA15-13-2

**PLAT OF SURVEY**  
**B.D.S. WATKINS SURVEY, A-747**  
**PANOLA COUNTY, TEXAS**  
 (BOUNDARY DESCRIPTION ATTACHED)

**Ray W. Davis Consulting Engineers, Inc.**  
 Civil Engineering/Land Surveying  
 208 CR 449 P.O. Box 693, 75633 (Rt. 1)  
 Carthage, TX 75633 903.693.1711 (Rt. 1)  
 Form Reg. # - 10018000 (TBPLS)  
 Form Reg. # - 6732 (TBPD)