

Notice of Trustee's Sale

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

Date: June 16, 2025

JUN 18 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 March 16, 2022 for Two Hundred Twenty-Four Thousand Nine Hundred Fifteen and 20/100 (\$224,915.20) Dollars.

Deed of Trust

Date: March 16, 2022

Grantor: Wilmer Eugene Wells and Shawntel Riley Wells

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

Recording information: Volume 2198, Page 580, 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.

[Signature]
CODY COCKERHAM
P.O. Drawer 579
Carthage, Texas 75633

TRACT ONE:

All that certain tract of land situated in the County of Panola, State of Texas, bounded and described as follows:

Situated in the L. T. HAMMER Survey, Abstract No. 335, Panola County, Texas, and being a part of tract of 1637.678 acres conveyed by E. L. and B. H. Burnett to the United States of America; BEGINNING at an iron pipe, 445.9 ft. N 0° 09' W and 2460.0 ft. S 89° 55-1/2' W from the S E corner of the L. T. Hammer Survey in the north line of the S. H. Hardin Survey;
THENCE N 29° 08' E 1919.9 ft. to an iron pipe;
THENCE N 24° 36' W 672.3 ft. to an iron pipe;
THENCE S 78° 04' W 433.4 ft;
THENCE S 64° 55' W 714.3 ft;
THENCE S 50° 03' W 621.8 ft;
THENCE S 24° 31' W 1426.3 ft;
THENCE S 33° 22' W 241.2 ft. to an iron pipe;
THENCE N 89° 55-1/2' E 1615.1 ft. to the place of beginning, CONTAINING 77.411 acres of land.

SAVE AND EXCEPT: All that certain 2.853 acre tract of land situated in the County of Panola, State of Texas, situated in the L. T. HAMMER Survey, Abstract No. 335, Panola County, Texas, described in deed dated May 1984, from Robert Walton, Jr. and Clemmie Lee Walton to John Cooper and Doris Cooper and Eunice Tillman, recorded in Vol. 757, Page 24 of the Deed Records of Panola County, Texas.

SAVE AND EXCEPT: All that certain 5.000 acre tract of land situated in the County of Panola, State of Texas, situated in the L. T. HAMMER Survey, Abstract No. 335, Panola County, Texas, described in deed dated February 22, 2001, from Clemmie Lee Cooper Walton to Cross Roads Baptist Church, recorded in Vol. 1114, Page 680 of the Official Public Records of Panola County, Texas.

TRACT TWO:

1.139 acre (more or less) tract of land situated in the L.T. Hammer Survey, Abstract No. 335, Panola County, Texas, and being part of that certain tract of land called 2.853 acres described in a warranty deed from John Cooper, Doris Cooper, and Eunice Tillman dated April 29, 2005, recorded in Volume 1268, Page 119, of the Deed Records of Panola County, Texas, said 1.139 acres tract more particularly described as follows:

BEGINNING at an iron pipe set for a corner in the Southeast corner of the 2.853 acre tract: same point being on the North Right-of-Way line of Farm-to Market Road No. 1186 and also being the most Southerly Southwest corner of the 69.558 acre tract described in the Warranty Deed filed in Volume 1672, Page 484, Deed Records of Panola County, Texas;

THENCE S 89° 55' W with the North Right-of-Way line of Farm-to Market Road No. 1186 a distance of 257 feet;

*1794

THENCE N 0° 5' W a distance of 193.1 feet;

THENCE N 89° 55' E a distance of 257 feet;

THENCE S 0° 5' E a distance of 193.1 feet to the place of beginning and containing 1.139 acres of land more or less.

EXHIBIT "A"