

FILED FOR RECORD
IN MY OFFICE
AT 10:31 O'CLOCK a M

Notice of Substitute Trustee's Sale

NOV 12 2024

Date: November 11, 2024

Substitute Trustee: Leah Cobb

Substitute Trustee's Address: 1515 Cypress Drive, Karnack, TX 75661

Mortgagee: Stonell B. Greene

Note: May 17, 2018

Deed of Trust

Date: May 17, 2018

Grantor: Tarus Hawkins and Carlita Hawkins, a married couple

Mortgagee: Stonell B. Greene

Recording information: Deed of Trust recorded in Volume 1965, Page 294 and clerk's document number 208947

Property: Lot Number 1 of Subdivision of L. V. Greene Lot, same as being Lot Number 4, Block 446, Plat as recorded in Volume 3, Page 396, Plat Records of Panola County, Texas, being a part of the George Goodwin Survey, Abstract Number 224, which Lot Number 1 of the Subdivision of Lot Number 4 of Block Number 446 aforesaid is described as follows:

Beginning at the N.E. corner of said original tract, in the intersection of the West line of Cook Street and the South line of Sanders Street, iron stake,

Thence with the W.B. line of Cook Street, S. 10 E. 160 feet;

Thence S. 80 W. 100 feet, to the W.B. line of the original tract, iron stake;

Thence N. 10 W. with the said West line of 160 feet to the South line of Sanders street, iron stake;

Thence N. 80 E. 100 feet to the Place of Beginning.

And being the same parcel or lot described in that certain Quitclaim Deed dated January 24, 2003 executed by L. V. Greene to Stonell B. Greene, recorded in Volume 1173, Page 720, Official Public Records, Panola County, Texas.

Date of Sale: December 3, 2024

Time of Sale: At the hour of 1:00 p.m. or within three (3) hours thereafter of that date.

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY *[Signature]* DEPUTY

Place of Sale: In the area designated by the County Commissioners Court.

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.

Mortgagee has appointed Leah Cobb as Substitute Trustees under the Deed of Trust. Mortgagee has instructed Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on December 3, 2024, Substitute Trustees 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.



Leah Cobb, Substitute Trustee