

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER, DRIVER'S LICENSE NUMBER.

AT 2:10 O'CLOCK P. M.

SUBSTITUTE TRUSTEE'S NOTICE

THE STATE OF TEXAS }
COUNTY OF PANOLA }

NOV 04 2024

NOTICE IS HEREBY GIVEN THAT, WHEREAS, in December of 2022, COURTNEY OIL FIELD AND PIPELINE CONTRACTORS, LLC, executed a Deed of Trust to David Chadwick, as Trustee for the benefit of FARMERS STATE BANK in Center, Texas, on the hereinafter described real estate, which Deed of Trust appears of record as Document No. 247632 in the Official Public Records, Panola County, Texas, to which record, reference is here made to more fully show the wording and effect of such instrument and the property covered by it; and

BOBBIE DAVIS
DEPUTY
P. W. WILKINSON

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Substitute Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 4th day of November, 2024, appoint me, RANDY McLEROY, as Substitute Trustee;

WHEREAS, the obligors upon the notes secured by the Deed of Trust have made default in the payment of the notes described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, FARMERS STATE BANK, the said beneficiary, has requested me to enforce such trust;


NOW, THEREFORE, I, RANDY McLEROY, Substitute Trustee has aforesaid, hereby give notice that I will accordingly, after due posting of this notice as required by said Deed of Trust and the law, for at least twenty-one days successively next before the day of sale at the Door of the District Courthouse in Carthage, Texas, and, after serving written notice of such sale, at least twenty-one days preceding the date specified herein as the date upon which said property will be sold, by certified mail, return receipt requested, on each debtor obligated to pay the above mentioned debt according to the records of the holder of said indebtedness, sell at public venue to the highest bidder, or bidders, for cash, in the area designated by the Commissioners' Court of Panola County, Texas, pursuant to TEX. PROP. CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Panola County, Texas, that being the county in which said property is situated, between the hours of 10:00 o'clock a.m., and 4:00 o'clock p.m., but no earlier than 1:00 o'clock p. m., nor later than 4:00 o'clock p. m., of the first Tuesday in the month of December, 2024, the same being the 3rd day of December, 2024, the following described real estate so described in and secured by such Deed of Trust:

FIRST TRACT: All that certain 5.96 acre tract of land, a part of the W. C. GRAY SURVEY, Abstract No. 245, in Panola County, Texas, and being the same tract of land described in the Assumption Warranty Deed dated March 9, 2007, from K. Shane Courtney and Daphne Courtney to Courtney Oil Field and Pipeline Contractors, L.L.C. recorded in Volume 1377, Page 283, of the Official public Records of Panola County, Texas, and as "Tract One" in the above mentioned Deed of Trust and Security Agreement recorded as Document No. 247632 in the Official Public Records, Panola County, Texas, to which instruments, and their records, reference is here made for purpose of description;

SECOND TRACT: Being 10.15 acres of land located in the W. C. GRAY SURVEY, Abstract No. 245, in Panola County, Texas, and being the same land described in the Warranty Deed With Vendor's Lien dated July 15, 2008, from Wayne Bagley and Linda Bagley to Courtney Oilfield and Pipeline Contractors, LLC, recorded in Volume 1482, Page 378, of the Official Public Records of Panola County, Texas, and as "Tract Two" in the above mentioned Deed of Trust and Security Agreement recorded as Document No. 247632 in the Official Public Records, Panola County, Texas, to which instruments, and their records, reference is here made for purpose of description; and

THIRD TRACT: All that certain 20.19 acre tract, more or less, located in the W. D. Thompson Survey, A-672, Panola County, Texas, described as 7.041 acre of land ("Tract 1") and all that certain called 35.395 acre tract of land, ("Tract 2"), being fully described in and recorded under Document No. 17041 of the Official Public Records of Panola County, Texas, Save and Except, however, that certain called 22.249 acre tract of land conveyed by Special Warranty Deed dated October 14, 2022, from Courtney Oilfield and Pipeline Contractors, LLC, Grantor, to Chevron U.S.A. Inc., Grantee, recorded under Document No. 245891 in the Official Public Records of Panola County, Texas, and, also, described as "Tract Four" in the above mentioned Deed of Trust and Security Agreement recorded as Document No. 247632 in the Official Public Records, Panola County, Texas, to which instruments, and their records, reference is here made for purpose of description

WITNESS my hand on this, the 4th day of November, 2024.


RANDY McLEROY, SUBSTITUTE TRUSTEE
P. O. Box 668
Center, Texas 75935

Notice pursuant to Section 51.002, Texas Property Code:
"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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY."