

FILED FOR RECORD
IN MY OFFICE
2:50 O'CLOCK P M

DEC 14 2021

NOTICE OF TRUSTEE'S FORECLOSURE & PUBLIC SALE
Panola County, Texas

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
DEPUTY

By Deed of Trust executed by Jo Ann Nutt, President of Little "Nutt" Oil Co., a Texas corporation, Jo Ann Nutt, Individually, and Grady Heath Nutt, Individually (therein and herein called "Grantors", whether one or more) to Jim Jordan, as Trustee (the "Trustee"), filed for record in Volume 2089, Page 596 et seq., Official Public Records of Panola County, Texas, the following described property situated in Panola County, Texas, more particularly described as follows:

All those certain lots, tracts or parcels of land situated in Panola County, Texas, which are more particularly described on Exhibit "A" and incorporated herein for all pertinent purposes.


WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said indebtedness has requested the undersigned to sell the mortgaged property to satisfy said indebtedness.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of January, 2022, at 10:00 o'clock a. m., or within three (3) hours thereafter, I will sell for cash the mortgaged property, or any interest or estate in the mortgaged property together or in lots or parcels, as the undersigned shall deem expedient, at the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted, (or at such other location as may be designated by the County Commissioners of Panola County after sending of this notice and before the time of sale) to the highest bidder.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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 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.

WITNESS my hand this the 14 day of December, 2021.

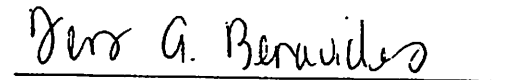


Jim Jordan, Trustee

STATE OF TEXAS 0

COUNTY OF RUSK 0

This instrument was acknowledged before me on this 14 day of December, 2021, by Jim Jordan.



Notary Public, State of Texas

My Commission Expires:

