Notice of Trustee's Sale

FILED FOR RECORD IN MY OFFICE O'CLOCK () M

Date: June 20, 2016

JUN 27 2016

Trustee:

GENE GILES

BOBBIE DAVIS

Trustee's Address:

P.O. Drawer 579

Carthage, Texas 75633

Mortgagee:

FIRST STATE BANK AND TRUST COMPANY, CARTHAGE, TEXAS, a

Texas bank

Note: Mechanic's Lien Note dated August 25, 2009, in the amount of TWENTY-NINE

THOUSAND AND NO/100 DOLLARS (\$29,000.00)

Security Instrument: Mechanic's Lien Contract

Date:

August 25, 2009

Owner:

ELLAWEIZE WILLIAMS JAMES

Contractor: JOEY SHIVERS

Recording information:

Volume 1523, Page 724, Official Public Records of Panola County, Texas, and any renewals and extensions thereof. including but not limited to that certain Modification and Extension Agreement dated August 18, 2014, recorded in Volume 1793, Page 536, Official Public Records of Panola

County, Texas

Assignee:

FIRST STATE BANK AND TRUST COMPANY, CARTHAGE,

TEXAS

Assignment recording information:

Volume 1523, Page 725, Official Public

Records of Panola County, Texas

Property:

0.158 acres, more or less, situated in the E. Smith Survey, Panola County, Texas, as described in deed dated February 9, 1945, from Oscar Jones to Esola Hubbard, recorded in Volume 180, Page 221, Deed Records of Panola County, Texas;

The above-described property is the same property described in that certain Tax Resale Deed dated August 10, 2009 from Beckville Independent School District to Ellawieze W. James, recorded in Volume 1521, Page 63, Official Public Records, Panola County, Texas.

County:

Panola

Date of Sale (first Tuesday of month):

August 2, 2016

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

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.

GENE GILES 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". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. 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.

GENE GILES, Trustee for

First State Bank and Trust Company, Carthage,

Texas

P.O. Drawer 579

Carthage, Texas 75633