

FILED FOR RECORD
IN MY OFFICE
AT 12⁰³ O'CLOCK P M

Notice of Trustee's Sale

JUL 11 2016

Date: July 12, 2016

Trustee: GENE GILES
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 December 18, 2008 in the amount of \$84,000.00

Deed of Trust

Date: December 18, 2008

Grantor: IRA T. SUTTON and LAURA P. SUTTON, a married couple

Mortgagee: FIRST STATE BANK AND TRUST COMPANY, CARTHAGE, TEXAS, a Texas bank

Recording information: Volume 1483, Page 804 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 February 20, 2014, recorded in Volume 1768, Page 388, Official Public Records of Panola County, Texas

Property:

All those lots or parcels of land, a part of the George Goodwin Survey, Panola County, Texas, situated in the City of Carthage, and being Lot No. Nine (9), Lot No. Ten (10), and Lot No. Eleven (11), of Block 400, as shown by the new City Map of the City of Carthage, Texas, recorded in Volume 3, Page 396, Plat Records, Panola County, Texas, which land is also described as being Lots 84, 85 and 86 of the original township dedication of the City of Carthage, as shown on the original plat of the City recorded in Volume C, Page 0, Deed Records, Panola County, Texas, together with the unopened and abandoned alleyway between Lots No. 84 and 85 and the West ½ of the unopened and abandoned alleyway between Lots No. 86 and 87 as shown on the above referred to original City Plat; said alleyway being shown on the new City Map between Lots No. 9 and 11 and the West ½ of said alleyway between Lots No. 9 and 10 of Block 400, according to said new City Map.

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.

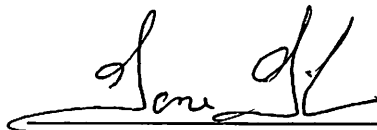
Place of Sale: Panola County Courthouse in Carthage, Texas, at the following location: Courthouse steps on the East side of the Panola County Courthouse situated on 110 S. Sycamore Street, Carthage, Texas 75633

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". 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