

FILED FOR RECORD
IN MY OFFICE
AT 2:25 O'CLOCK P M

Notice of Trustee's Sale

MAR 27 2018

Date: March 27, 2018

Substitute Trustee:

MITCH DAVIS

Substitute Trustee's Address:

P.O. Drawer 579
Carthage, Texas 75633

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY S. Goldman DEPUTY

Mortgagee: First State Bank and Trust Company, Carthage, Texas, a Texas bank

Note: Note dated February 28, 1994 in the amount of \$6,976.73.

Deed of Trust

Date: May 20, 1982

Grantor: Elizabeth Dupriest Hill and Ted Hill, a married couple

Mortgagee: First State Bank and Trust Company, Carthage, Texas, a Texas bank

Recording information: Deed of Trust and Mechanic's Lien dated April 16, 1982 from Elizabeth Dupriest Hill and Ted Hill to First State Bank and Trust Company, Carthage, Texas, recorded in Volume 38, Page 137, Deed Records of Panola County, Texas; subsequently renewed and extended by Extension and Renewal dated February 28, 1994, recorded in Volume 53, Page 527, Deed Records of Panola County, Texas.

Property:

All that certain tract or parcel of land situated in Panola County, Texas, a part of the George B. Roberts Survey, Abstract No. 566 and being a part of that certain 1.1 acre tract conveyed by Marcus Earl Smith and wife, DeMaurice Smith, to John Andrew Dupriest and wife, Joycene Dupriest, by deed dated November 26, 1961, and recorded in Volume 446, Page 557, Deed Records of Panola County, reference to which is here made for all pertinent purposes and the tract herein conveyed is more fully described as being in the shape of a rectangle starting at a point in the extreme northeast corner of Grantors' 1.1 acre tract then in a southerly direction along U.S. Highway #59 120 feet to a point; then west 187 feet to a fence; then north 120 feet to a fence; then east 187 feet to the place of beginning containing ½ of an acre more or less. The same land described in a deed dated August 28, 1978 from John Andrew Dupriest and Joycene Dupriest to Elizabeth Lynn Dupriest Hill, recorded in Volume 642, Page 483, Official Public Records of Panola County, Texas.

County: Panola

Date of Sale (first Tuesday of month): May 1, 2018

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

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.

Mortgagee has appointed Mitch Davis as Trustee under the Deed of Trust. Mortgagee

has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



MITCH DAVIS
P.O. Drawer 579
Carthage, Texas 75633