

FILED FOR RECORD
IN MY OFFICE
AT 11:30 O'CLOCK a M

Notice of Trustee's Sale

NOV 08 2021

Date: November 8, 2021

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 March 16, 2018 in the amount of \$28,000.00

Deed of Trust

Date: March 16, 2018

Grantor: Wanda Ehrmann

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

Recording information: Volume 1956, Page 25, Official Public Records, Panola County, Texas

Property:

Being 1 acre of land, more or less, a part of the MATTHEW PARKER SURVEY, A-527, Panola County, Texas, and being the land described in Deed from Marvin L. Walker, Jr. and Teresa M. Walker, to Donald J. Stewart, dated October 15, 2012, recorded in Vol. 1694, Page 540, Official Public Records, Panola County, Texas; and being more particularly described in the metes and bounds as follows:

BEGINNING at the N.E. corner of said Lot 1,

THENCE South 11 deg. 24 min. E. 208 feet, a stake,

THENCE South 80 deg. 16 min. W. parallel with the South boundary line of said Lot No. 1, 208 feet, a stake,

THENCE North 11 deg. 24 min. W. parallel with the East boundary line of said Lot No. 1 to the S. boundary line of a road,

THENCE North 88 deg. 28 min. E. with the S. boundary line of said road 209 feet to the place of beginning and containing one (1) acre of land, more or less.

County: PANOLA

Date of Sale (first Tuesday of month): December 7, 2021

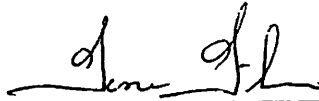
Time of Sale: The sale will begin no earlier than 1:00 pm, and no later than three hours thereafter. The sale will be completed by no later than 4:00pm.

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.

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
P.O. Drawer 579
Carthage, Texas 75633