

Notice of Trustee's Sale

FILED FOR RECORD
IN MY OFFICE
AT 10 O'CLOCK 10 M
APR 00 2024
BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY [Signature] DEPUTY

Date: April 9th, 2024

Trustee: Gene Giles
Trustee's Address: P.O. Drawer 579
Carthage, Texas 75633

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

Note: Note dated May 22, 2015 in the amount of \$206,172.95

Deed of Trust

Date: May 22, 2015

Grantor: Armando Linares and Emily Linares, a married couple

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

Recording information: Volume 1830, Page 50, Official Public Records, Panola County, Texas

Property:

All that certain 0.681 acre parcel of land, a part of the George Goodwin Survey, Abstract No. 224, Panola County, Texas, being a portion of Lot No. 4 of Block No. 215 of the City of Carthage, Panola County, Texas, being the remainder of that certain tract of land originally called 1.983 acres described in a deed from S.F. Roe, et ux, Ludie E. Roe, to Carrie Mae Roe Forsyth, et vir, Reed P. Forsyth, dated June 24, 1947 recorded in Volume 244, Page 70 of the Deed Records of Panola County, Texas, and the said 0.681 acre subject parcel is more particularly described in Exhibit "A" attached hereto and incorporated herein for all intents and purposes.

County: Panola

Date of Sale (first Tuesday of month): May 7, 2024

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.

[Signature]
Gene Giles
P.O. Drawer 579
Carthage, Texas 75633