

**Notice of Trustee's Sale**

FILED FOR RECORD  
IN MY OFFICE  
AT 8:55 O'CLOCK A.M.

**Date:** July 26, 2023

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**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 September 20, 2017 in the amount of \$27,500.00 executed by Hylari Pajh Broadway and payable to First State Bank and Trust Company

**Deed of Trust**

**Date:** September 20, 2017

**Grantor:** Hylari Pajh Broadway

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

**Recording information:** Volume 1935, Page 584, Official Public Records, Panola County, Texas

**Property:**

All that certain lot or parcel of land situated within the City of Carthage, and being Lot #8 of the Hillcrest-Cassity Addition to the City of Carthage, Texas, according to the official plat of said Addition of record in Volume 202, Page 655, Deed Records of Panola County, Texas, and being the same land described in the deed from J. Lloyd Woods to Nancy Bland, dated September 26, 1997, recorded in Volume 1015, Page 134, Official Public Records of Panola County, Texas, (also being designated as part of Lot 8, Block 418 of the City of Carthage as shown on plat of said City recorded in Volume 3, Page 396 of the Plat Records of Panola County, Texas).

SAVE AND EXCEPT a certain 2 foot wide strip along lots 6,7, and 8 as set forth and identified in deed from Esther H. Haley to Jeanette Stanley Tinkle, dated August 4, 1982, recorded in Volume 724, Page 21, Deed Records, Panola County, Texas.

SAVE AND EXCEPT that certain 10 feet strip along the West side of the above described lot, which has previously been deeded to Dana Vanna and wife, Carla Vanna.

Being the same tract of land conveyed in deed dated February 5, 2003, from Nancy Bland to Suzan Schnitzius, recorded in Volume 1175, Page 193, of the Official Public Records of Panola County, Texas.

**County:** PANOLA

**Date of Sale (first Tuesday of month):** September 5, 2023

**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 that 4:00 p.m.

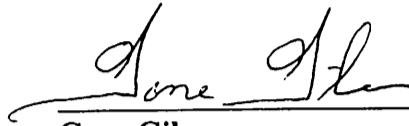
**Place of Sale:** Panola County Courthouse in Carthage, Texas, at the following location: Courthouse steps on the East Side of the Panola County Courthouse situated on 110 S. Sycamore Street, Carthage, Texas 75633.

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.

A handwritten signature in cursive script, appearing to read "Gene Giles", is written above a horizontal line.

**Gene Giles**  
P.O. Drawer 579  
Carthage, Texas 75633