

16-0016 FL

Notice of Substitute Trustee's Sale

Date: May 6, 2016

Substitute Trustee: CODY COCKERHAM

Substitute 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 September 14, 2011 in the amount of \$138,550.00, executed by MICHAEL CROUCH and JULIE MARTIN and payable to the order of FIRST STATE BANK AND TRUST COMPANY, CARTHAGE, TEXAS.

Deed of Trust

Date: September 14, 2011

Grantor: MICHAEL CROUCH, a single person; and JULIE MARTIN, a single person

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

Recording information: Instrument 2011007496, Official Public Records, Shelby County, Texas

Property:

Being a leasehold interest only in and to that certain tract, lot or parcel of land, a part of the ANTONIO CARR SURVEY, A-105, Shelby County, Texas, and being Lots 31, 32, 33, 34, and 35 of the B SUBDIVISION, of Lake Timpson Subdivision as shown on Plat of the Lake Area of Shelby County Fresh Water Supply District Number One (1) of Shelby County, Texas, in the office of the Secretary of the Water District in Timpson, Texas, reference to which is here made and being the land described in Lease Agreement from Shelby County Fresh Water Supply District No. 1 to Tom Castillo and Ruby Castillo, dated June 13, 2005, recorded in Vol. 1022, Page 659, Official Public Records, Shelby County, Texas.

County: SHELBY

Date of Sale (first Tuesday of month): June 7, 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: Shelby County Courthouse in Center, Texas, at the following location: Area within 100-foot radius of southeastern door of house provided for holding district court located at 200 San Augustine Street, Center, Shelby County, Texas.

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.

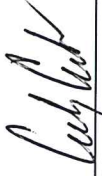
Mortgagee has appointed CODY COCKERHAM as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of

the Note.

Notice is given that on the Date of Sale, Substitute 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.

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.

FIRST STATE BANK AND TRUST COMPANY,
CARTHAGE, TEXAS, a Texas Bank,

By: 
CODY COCKERHAM, Vice-President &
Substitute Trustee
P.O. Drawer 579
Carthage, Texas 75633

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2016 MAY 6 PM 3 37

JENNIFER L. FOUNTAIN
COUNTY CLERK
BY:  DEPUTY