

FILED

NOTICE OF TRUSTEE'S SALE

18 OCT 11 PM 4:35

October 11, 2018

Betty Crane
CLERK COUNTY COURT
FRANKLIN CO. TX

Mr. Robert Singer, Manager/Director
Premier Shavings and Wood Products, LLC
P. O. Box 657
Mt. Vernon, Texas 75457

Mr. Robert Singer, Manager/Director
Premier Shavings and Wood Products, LLC
13330 Noel Road, Apt. 118
Dallas, Texas 75240

Premier Shavings and Wood Products, LLC
5315 Westgrove Dr.
Dallas, Texas 75248

CERTIFIED MAIL: RETURN RECEIPT REQUESTED TO MT. VERNON, TEXAS ADDRESS
FIRST CLASS MAIL TO TWO ADDRESSES LISTED ABOVE IN DALLAS, TEXAS

Re: Foreclosure Action. Notice of Trustee's Sale as herein set forth based on Breach of Real Estate Lien Note dated March 23, 2012, in the original principal amount of \$500,000.00, payable to the order of First National Bank of Mount Vernon, executed by Robert Singer as Manager of Premier Shavings and Wood Products, LLC. Note secured by Deed of Trust on property in Franklin County, Texas, being 30.862 acres of land in the Gabriel Jackson Survey, A-257, recorded in Volume 257, page 116, Official Public Records, Franklin County, Texas.

Notice to Premier Shavings and Wood Products, LLC, its officers and agents and Robert Singer, Manager:

To the Above Addressed:

You are hereby notified that the entire unpaid balance of the above-described Note is now due and payable. You now owe the sum of \$361,012.17 as of October 11, 2018, which includes attorney's fees of \$2,000.00. This amount includes the principal balances plus accrued interest through this date and attorney's fees of \$2,000.00.

You must pay the full balance of \$361,012.17 (principal, accrued interest and attorney's fees) plus \$87.86 per day in additional interest for each additional day after October 11, 2018, until the date the debt is paid in full. If you do not pay this amount (\$361,012.17 plus daily interest from this date) by 10:00 a.m. on November 6, 2018 (first Tuesday of month), your property will be sold to satisfy the debt. If the amount is not paid by 10:00 a.m. or such period of time thereafter until the trustee sale is commenced (at any time between 10:00 a.m. and 1:00 p.m. on November 6, 2018), the sale will be held and the property sold pursuant to the authority vested in the trustee designated in the Deed of Trust referenced above.

Demand for payment has previously been made. The note is in default and full payment of all amounts owing under the note as set forth above must be made prior to November 6, 2018, (first Tuesday of month), at 10:00 a.m. or the property will be sold pursuant to this notice.

As beneficiary under the above-referenced Deeds of Trust, First National Bank of Mount Vernon has requested Frankie Cooper, as Trustee, to enforce the terms of said Deeds of Trust. Notice of said Trustee's Sale is hereby posted.

On March 23, 2012, the duly authorized officers of Premier Shavings and Wood Products, LLC, for said limited liability company, did execute a Deed of Trust conveying to Frankie Cooper, as Trustee, the real estate herein described to secure The First National Bank of Mount Vernon, in payment of the debt therein described, said Deed of Trust being recorded in Vol. 257, page 116, of the Official Public Records of Franklin County, Texas.

Pursuant to the terms of the Deed of Trust, The First National Bank of Mount Vernon, the owner and holder of the note and liens securing payment of same has requested the undersigned Trustee to enforce the terms of the Deed of Trust.

Default has occurred in the payment of said indebtedness and same is now wholly due and the owner and holder of said debt has requested the undersigned Trustee to sell the property described in the Deeds of Trust pursuant to the terms and provisions of the above referenced Deed of Trust.

NOTICE IS HEREBY GIVEN that on November 6, 2018, at 10:00 a.m. (or within three hours thereafter), the undersigned, acting as Trustee, will sell said real estate at the South Door of the Franklin County Courthouse in the City of Mt. Vernon, Franklin County, Texas 75457, to the highest bidder for cash, binding the present obligor to warrant and forever defend the title to said property, and making no further warranty.

The property will be sold subject to any liability owing for ad valorem taxes and any purchaser will assume the obligation of paying such ad valorem taxes and fees and penalties owing in relation to such ad valorem taxes.

Said real estate is located in said County and State and it is described as follows:

All that certain tract or parcel of land situated in the GABRIEL JACKSON SURVEY, ABSTRACT NO. 257, Franklin County, Texas; being a part of that certain Eleventh Tract- 65 acres described in Deed to Frank A. Daugherty, dated 1967, recorded in Volume 89, Page 366, Deed Records of said County; and being more particularly described as follows:

BEGINNING at a capped 1/2 inch iron rod marked "Swanner" set on the Southeast corner of said Eleventh Tract, on the Southwest corner of a Twelfth Tract -112 acres described in Deed to Frank A. Daugherty, recorded in Volume 89, Page 366 of said Deed Records, on the North line of a 124.010 acre tract described Deed to James F. Dewey, Jr., recorded in Volume 103, page 788, Official Public Records of said County, on the Southeast corner of said Jackson Survey, on the Southwest corner of the C. A. Galbraith Survey, Abstract No. 204, and on the North line of the Jacob Daffron Survey, Abstract No. 150;

THENCE N 89 degrees 46 minutes 08 seconds W generally along the fenced South line of said Eleventh Tract - 1216.76 feet to a capped 1/2 inch iron rod marked "Swanner" set on the Southwest corner of said Eleventh Tract, and being on the East line of County Road No. SE 3350;

THENCE N 2 degrees 56 minutes 29 seconds E along the East line of said County Road -416.92 feet to a 1/2 inch iron rod found on the Southwest corner of a 27.091 acre tract described In Deed to East Texas Broadcasting, Inc., recorded in Volume 225, Page 581 of said Deed Records;

THENCE S 89 degrees 47 minutes 14 seconds E along the South line of said 27.091 acre tract -1010.95 feet to a 1/2 inch iron rod found on the Southeast corner of said 27.091 acre tract;

THENCE N 2 degrees 56 minutes 00 seconds E along the East line of said 27.091 acre tract - 1167.05 feet to a 1/2 inch iron rod found on the Northeast corner of said 27.091 acre tract;

THENCE N 89 degrees 41 minutes 09 seconds W along the North line of said 27.091 acre tract - 1010.70 feet to a 1/2 inch iron rod found on the Northwest corner of said 27.091 acre tract;

THENCE N 2 degrees 56 minutes 29 seconds E along the East line of said County Road - 58.12 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner on the South right-of-way line of F. M. Highway No. 900 (being 50.0 feet from the centerline);

THENCE S 81 degrees 35 minutes 06 seconds E along the South right-of-way line of said F. M. Highway - 1126.03 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner on the East Line of said Eleventh Tract and on the Southernmost West line of said Twelfth Tract;

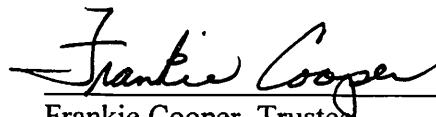
THENCE S 0 degrees 20 minutes 19 seconds W along the East line of said Eleventh Tract and the Southernmost West line of said Twelfth Tract - 2081.09 feet to the PLACE OF BEGINNING containing 30.862 acres.

together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust,

V. Statutory Notice Provided Pursuant to
Section 51.002(i) of the Texas Property Code

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 of 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.

WITNESS MY HAND this 11th day of October, 2018.



Frankie Cooper, Trustee
Executive Vice President of the
First National Bank of Mount Vernon
P O Box 909
Mt. Vernon, Texas 75457
903-537-2201