

FILED

NOTICE OF TRUSTEE'S SALE 12 FEB 13 PM 4: 25

February 13, 2012

*L. G. Crane*  
CLERK COUNTY COURT  
FRANKLIN CO., TX.

Bolin Shavings, Inc.  
c/o Adrian Bolin, president  
1478 FM 900 E  
Mt. Vernon, Texas 75457

Bolin Shavings, Inc.  
c/o Doug Bolin, Corporate Registered Agent  
1478 FM 900 E  
Mt. Vernon, Texas 75457

Ms. Adrian Bolin, Individually  
1478 FM 900 E  
Mt. Vernon, Texas 75457

Mr. Doug Bolin, Individually  
1478 FM 900 E  
Mt. Vernon, Texas 75457

RE:

- 1) Deed of Trust securing payment of a U.S. Small Business Administration note in the original principal amount of \$680,000.00, dated December 2, 2008, payable to the order of First National Bank of Mt. Vernon, recorded in Volume 201, Page 179 of the Official Public Records of Franklin County, Texas - Loan Number 7100328.
- 2) Deed of Trust securing payment of a U.S. Small Business Administration in the original principal amount of \$560,000.00, dated May 28, 2010, payable to the order of First National Bank of Mt. Vernon, recorded in Volume 226, Page 322 of the Official Public Records of Franklin County, Texas - Loan Number 7102057.
- 3) Deed of Trust, Security Agreement and Financing Statement securing payment of a U.S. Small Business Administration note in the original principal amount of \$575,000.00, dated March 14, 2005, payable to the order of Equity Bank, SSB, recorded in Volume 125, Page 971 of the Official Public Records of Franklin County, Texas - Loan Number 7100331. (Said note duly assigned to First National Bank of Mt. Vernon, and the balance of said note and liens securing payment of same having been renewed and extended under the terms of subsequent Deeds of Trust executed to Frankie Cooper, Trustee for the benefit of the First National Bank of Mt. Vernon).
- 4) Deed of Trust, Security Agreement and Financing Statement securing payment of a U.S. Small Business Administration note in the original principal amount of \$150,000.00 payable to Equity Bank, SSB, dated November 14, 2006, recorded in Volume 162, Page 747 of the Official Public Records of Franklin County, Texas - Loan Number 7100334. (Said note duly assigned to First National Bank of Mt. Vernon, and the balance of said note and liens securing payment of same having been renewed and extended under the terms of subsequent Deeds of Trust executed to Frankie Cooper, Trustee for the benefit of the First National Bank of Mt. Vernon).
- 5) Note in the original principal amount of \$17,950.00, payable to the order of First National Bank of Mt. Vernon, dated October 23, 2009, and secured by a security agreement dated 10-23-2009 - Loan Number 7101447. Said note also secured by Deed of Trust advancement provisions set forth in Deed of Trust described in paragraph 4 above.

6) Note in the original principal amount of \$138,237.34, payable to the order of First National Bank of Mt. Vernon, dated July 29, 2011, secured by a commercial security agreement - Loan Number 7103431. Said note also secured by Deed of Trust advancement provisions set forth in Deed of Trust described in paragraph 4 above.

7) U.S. Small Business Administration Note in the original principal amount of \$35,000.00, payable to the order of First National Bank of Mt. Vernon, dated November 27, 2009 - Loan Number 7101466. Said note also secured by Deed of Trust advancement provisions set forth in Deed of Trust described in paragraph 4 above.

To the Above Addressed:

You are hereby notified that the entire unpaid balances of the above-described Notes are now due and payable. You now owe the sum of \$1,226,364.40 as of February 13, 2012, AND attorney's fees of \$3,000.00. This amount includes the principal balances plus accrued interest through this date and attorney's fees of \$3,000.00. You must pay the full balance of \$1,229,364.40 plus \$207.47 per day in additional interest for each additional day after February 13, 2012, until the date the debt is paid in full. If you do not pay this amount (\$1,229,364.40 plus daily interest from this date) by 10:00 a.m. on March 6, 2012 (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 March 6, 2012), the sale will be held and the property sold pursuant to the authority vested in the trustee designated in the Appointment of Trustee.

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 March 6, 2012, (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 the 2nd day of December, 2008, Bolin Shavings, Inc. 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. 201, Page 179, of the Official Public Records of Franklin County, Texas.

On the 28th day of May, 2010, Bolin Shavings, Inc. 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. 226, page 322, of the Official Public Records of Franklin County, Texas.

On the 14th day of March, 2005, Bolin Shavings, Inc. did execute a Deed of Trust conveying to J. David Coe, as Trustee, the real estate herein described to secure Equity Bank, SSB, in payment of the debt therein described, said Deed of Trust being recorded in Vol. 125, page 971, of the Official Public Records of Franklin County, Texas; and the note and liens securing payment of same being subsequently transferred and assigned to The First National Bank of Mt. Vernon.

On the 14th day of November, 2006, Bolin Shavings, Inc. did execute a Deed of Trust conveying to J. David Coe, as Trustee, the real estate herein described to secure Equity Bank, SSB, in payment of the debt therein described, said Deed of Trust being recorded in Vol. 162, page 747, of the Official Public Records of

Franklin County, Texas; and the note and liens securing payment of same being subsequently transferred and assigned to The First National Bank of Mt. Vernon.

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

**NOTICE IS HEREBY GIVEN that on March 6, 2012, at 10:00 a.m. (or within three hours thereafter), the undersigned, acting as Trustee, will sell said real estate at the East Door (southernmost east door) of the Franklin County Law Enforcement Center (courthouse annex as designated by Commissioners Court of Franklin County, Texas, for public foreclosure auctions) at Highway 37/Highway 67 Intersections (West Side of intersection at Law Enforcement Center), 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;

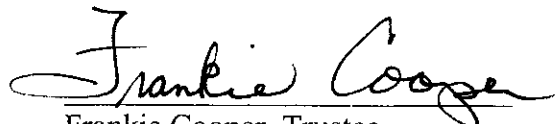
THENCE S 0 degrees 20 minutes 19 seconds W along the East line of said Eleventh Tract and the Southernmost  
West line of said Twelfth Tract - 2081.09 feet to the PLACE OF BEGINNING containing 30.862 acres.

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 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 13 day of February, 2012.



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