

Notice of Foreclosure Sale

FILED FOR RECORD
AT 1111 O'CLOCK A M

("Deed of Trust"):

Dated: June 22, 2016
Grantor: Candace Debarge and Jamal Debarge
Trustee: Robert G. Neal, Jr.
Lender: George David Peet and Virginia L. Peet

NOV 15 2017
Janice McDonald
Clerk County Court, Sabine County
By [Signature] DEPUTY
Huffman

Recorded in: Volume 417, Page 987 of the official public records of Sabine County, Texas.

Legal Description: Being three (3) one-half (0.50) acre tracts of land, more or less, in the Jesse Low Survey, A-147, Sabine County, Texas being designated as Lots 9, 10, and 11 of an unrecorded subdivision referred to as Busby Bull Creek; said three (3) one-half (0.50) acre tracts being further described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes including a 14 x 70 Chickasha Mobile Home elected real property by Statement of Ownership and Location filed for record in Volume 379, Page 223, Official Public Records of Sabine County, Texas and all other improvements thereon now or hereafter acquired.

Secures: ("Note") in the original principal amount of \$162,000.00, executed by Candace Debarge and Jamal Debarge ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 2, 2018
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
Place: Sabine County Courthouse Steps
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that George David Peet and Virginia L. Peet's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, George David Peet and Virginia L. Peet, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of George David Peet and Virginia L. Peet's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with George David Peet and Virginia L. Peet's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

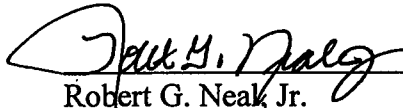
If George David Peet and Virginia L. Peet passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by George David Peet and Virginia L. Peet. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Robert G. Neal, Jr.
PO BOX 228
Hemphill, Tx 75948
Telephone (409) 787-3486
Telecopier (409) 787-3907

Tract 1

Property: All that certain tract or parcel of land lying and being situated in Sabine County, Texas, described as follows, to wit:

BEING one-half acre and being a portion of a 73.8 acre tract on the Jesse Low Survey, A-147, described in a Deed from John C. Busby, Sr., et ux, to John C. Busby, Jr., of record in Volume 112, Page 420, Deed Records of Sabine County, Texas, said one-half acre being designated as Lot No 9 and being described as follows:

BEGINNING at an iron stake for corner, same being the South East corner of Lot No. 5, in the subdivision of the J. C. Busby, tract of land in said survey, corner stake in the Traverse line of the Toledo Bend Reservoir.

THENCE with the East line of Lot No. 5, same being one-half of an acre of land, N. 69 W. 221 feet to an iron stake for corner in East margin of road, same being the N. W. corner of Lot No. 5.

THENCE with the East Margin of the road, N. 22 ½ E. 98 feet to an iron stake for corner.

THENCE S 65 E. 230 feet to an iron stake for corner in the traverse line of the Toledo Bend Reservoir.

THENCE with the Traverse line S. 41 ½ W. 98 feet to the PLACE OF BEGINNING, and containing one-half acre of land.

Tract 2

Being one-half acre, more or less, and being a portion of a 73.8 acre tract on the Jesse Low Survey, A-147, described in a Deed from John C. Busby, Sr., et ux to John C. Busby, Jr., recorded in Volume 112, Page 420, Deed Records of Sabine County, Texas, said one-half acre being designated as Lot No. 10 and being described as follows:

BEGINNING at an iron stake for corner, stake being the S. E. Corner of Lot No. 9, corner in the traverse line of the Toledo Bend Reservoir;

THENCE with the East line of Lot No. 9, and being one-half acre of land, N. 65 W. 230 feet to an iron stake for corner in East margin of road, same being the N.W. corner of Lot No. 9;

THENCE with the East margin of the road, N. 26 E. 96 feet to an iron stake for corner;

THENCE S. 65 E. 258 feet to stake for corner in the traverse line of the Toledo Bend Reservoir;

THENCE with the traverse line S. 65 W. 52 feet to corner of traverse line, continuing with the traverse line S. 59 W. 59 feet to the PLACE of BEGINNING and containing one-half acre of land, more or less.

Tract 3

Being one-half acre, more or less, and being a portion of a 73.8 acre tract on the Jesse Low Survey, A-147, described in a Deed from John C. Busby, Sr. et ux to John C. Busby, Jr., of record in Volume 112, Page 420, Deed Records of Sabine County, Texas, said one-half acre being designated as Lot 11 and being described as follows:

BEGINNING at an iron stake for corner, same being the North West corner of a lot sold to C. A. Dubose, and being Lot No. 10, corner stake in the East margin of the road;

THENCE with the East margin of the road North 26° East 96 feet to an iron stake for corner;

THENCE S 65° East 258 feet to an 8" White Oak blazed on all four sides for corner, we set iron stake at the root of the White Oak;

THENCE South 26° West 96 feet to an iron stake for corner, same being the N. E. corner of Lot No. 10, surveyed for C. A. Dubose, corner in the Toledo Bend Traverse Line;

THENCE with the East line of Lot No. 10, same being C. A. Dubose's Lot, North 65° West 258 feet to the Place of Beginning and containing one-half acre of land, and being Lot No. 11 in the subdivision of J. C. Busby tract of land, and including all improvements situated thereon.