

Notice of Substitute Trustee's Sale

Date: November 8, 2018  
Substitute Trustee: April Duke  
Lender: SABINE STATE BANK  
Note: April 9, 2015  
Deed of Trust:

Date: April 9, 2015  
Grantor: James D. Belk  
Lender: Sabine State Bank

Recording information: Vol. 0403, Page 496, Official Public Records, Sabine County, Texas

Property:

Being all that certain lot, tract or parcel of land located in Sabine County, Texas, being all of lot numbers, 31, 32 and 33 of the Warr's Harborlight Subdivision, and a tract of 1.82 acres in the Murphy Survey A-44, Sabine County, Texas being more fully described on Exhibit "A" hereto attached

County: Sabine County, Texas

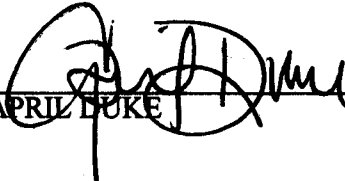
Date of Sale: Tuesday, December 4 at 11:30 a.m.

Time of Sale: No earlier than 10:00 o'clock A.M. or no later than three hours there after and be completed by no later than 4:00 P.M.

**NORTH FRONT STEPS OF THE SABINE COUNTY COURTHOUSE, HEMPHILL, SABINE COUNTY, TEXAS, OR SUCH OTHER LOCATION AS MAY HAVE BEEN DESIGNATED BY THE COUNTY COMMISSIONER'S COURT OF SABINE COUNTY, TEXAS.**

Lender has appointed APRIL DUKE, Substitute Trustee under the Deed of Trust. Lender 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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

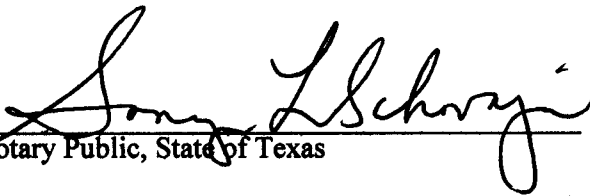
  
APRIL DUKE

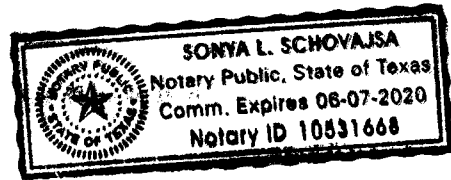
*Handwritten signature*  
BY *[Signature]*  
CLERK, COUNTY CLERK, SABINE COUNTY  
DEPUTY  
*Jonie McDaniel*  
NOV 08 2018  
FILED FOR RECORD  
AT 10:45 O'CLOCK A M

STATE OF TEXAS

COUNTY OF SABINE

This instrument was acknowledged before me on the 8 day of November, 2018,  
by APRIL DUKE.

  
Notary Public, State of Texas



# EXHIBIT "A"

All those certain lots, tracts or parcels of land being lots 31, 32 and 33, WARR'S HARBORLIGHT SUBDIVISION, an unrecorded subdivision out of the Moses Hill Survey, Abstract No. 127, Sabine County, Texas, and being out of and a part of a 7.01 acre tract, said lots being more fully described by metes and bounds as follows, to-wit:

**FIRST TRACT:** BEING designated as Lot 31, WARR'S HARBORLIGHT SUBDIVISION, an unrecorded subdivision out of the Moses Hill Survey, Abstract No. 127, Sabine County, Texas, and being out of and a part of a 7.01 acre tract, said lot being described as follows:

BEING 0.16 acres of land and beginning in the centerline of a street (30.00 feet in width), in the Toledo Bend Reservoir's taking line traverse and in a southeast line of said 7.01 acre tract at a point N 89° 38' E 441.30 feet from the southeast corner of same;

THENCE N 44° 06' W 45.00 feet with the centerline of said street to a point;

THENCE N 48° 54' S 97.30 feet to an iron stake for corner in said Reservoir's taking line traverse;

THENCE S 41° 32' E 45.00 feet with said taking line traverse to an iron stake for corner;

THENCE S 48° 54' W 97.30 feet with said taking line traverse to the PLACE OF BEGINNING, containing 0.16 acres of land, more or less.

There is reserved for street purposes an easement, being a strip of land 15.00 feet in width, parallel and adjacent to the southwest line of the above described tract.

**SECOND TRACT:** BEING designated as Lot 32, WARR'S HARBORLIGHT SUBDIVISION, an unrecorded subdivision out of the Moses Hill Survey, Abstract No. 127, Sabine County, Texas, and being out of and a part of a 7.01 acre tract, said lot being described as follows:

BEING 0.20 acres of land and beginning in the centerline of a street (30.00 feet in width), at a point N 08° 38' E 441.30 feet and N 41° 06' W 45.00 feet from the southeast corner of said tract;

THENCE N 41° 06' W 50.00 feet with the centerline of said street to a point;

THENCE N 52° 10' E 97.60 feet to an iron stake for corner in the Toledo Bend Reservoir's taking line traverse;

THENCE S 41° 55' E 44.80 feet with said taking line traverse to an iron stake for corner;

THENCE N 48° 54' W 97.30 feet to the PLACE OF BEGINNING, containing 0.20 acres of land, more or less.

There is reserved for street purposes, an easement, being a strip of land 15.00 feet in width, parallel and adjacent to the southwest line of the above described tract.

EXHIBIT "A"

TRACT BEING designated as Lot 33, WALKER'S IMPROVED SUBDIVISION, an unrecorded subdivision out of the Woods Hill Survey, Abstract No. 117, and being a part of the tract described in said deed from Randy McLeary to Farmers State Bank, by deed dated December 1, 1979, and recorded in Book of Deeds Volume 48, page 550, said lot or parcel described as follows:

Beginning at an iron pin in the ending line of Toledo Band Reserve; at a point 132.07' S a distance of 278.12 feet; S 72° 03' W a distance of 141.87 feet; N 34 36' E a distance of 95.95 feet; N 44 00' E a distance of 262.02 feet; and N 42 55' W a distance of 88.94 feet from the southwest corner of the 7.54 acre tract of which this is a part;

THENCE N 51 05 53' W a distance of 92.00 feet along the Northwestern line of Lot 32 to a nail in the centerline of a 30 foot street;

THENCE N 51 05 53' W a distance of 40.90 feet along the centerline of said street to a nail;

THENCE N 52 42 25' E a distance of 95.40 feet along the southeastern line of Lot 34 to an iron pin in the ending line of Toledo Band Reserve;

THENCE S 42 55' W a distance of 88.94 feet along said ending line to the point of beginning, containing an area of 0.667 acres of land.

There is reserved for ingress, egress and regress, an easement for road purposes: 66 F.M. Highway 11221, over the existing driveway.

## EXHIBIT "A"

"LEGAL DESCRIPTION"  
TO A 1.812 ACRE TRACT OF LAND  
LOT # 1 OF BLOCK # 4

Being a description to a 1.812 acre tract of land out of and a part of the WILLIS MURPHY SURVEY, A-44 of Sabine County Texas, being Lot # 1 of Block # 4, said Block # 4 being awarded to FRANCES FERGERSON of that certain Partition Deed recorded in Vol. 181, pg. 201 of the Deed Records of Sabine County, Texas, said Lot # 1 being located Northeast of and adjoins the Northeast R.O.W. line of F.M. # 1592 about 1,000 ft. Northwest of the intersection of F.M. # 1592 and S.H. # 103 in Roseville, Texas and being about 9.5 miles N.W. of Hemphill, Texas and being described by metes and bounds as follows, to-wit:

BEGINNING: At a 1 1/2" galv. pipe set for the S.W. corner of Lot # 1 in the Northeast R.O.W. line of F.M. # 1592, being the S.E. corner of B. D. Fuller tract (Vol. 130, pg. 443 DE).

THENCE: N 46° 24' 20" E, 220.00 ft. along a fence being the NWBL of said Block # 4 and this Lot # 1 to a 1 1/2" galv. pipe set for its N.W. corner.

THENCE: S 55° 25' 02" E, 315.77 ft. into Block # 4 along the NEBL of this Lot # 1 to a 1 1/2" galv. pipe set for its N.E. corner.

THENCE: S 33° 32' 48" W, 230.00 ft. to a 1 1/2" galv. pipe set for the S.E. corner of this Lot # 1 in the Northeast R.O.W. line of F.M. # 1592.

THENCE: N 57° 52' 35" W, 118.20 ft. along the Northeast R.O.W. line of F.M. # 1592 to a point for corner at the beginning of a curve to the right.

THENCE: Along the curving to the right Northeast R.O.W. line of F.M. # 1592 with a radius of 941.53 ft., central angle = 15° 06' 42" degrees = 8° 05' 07", arc distance = 248.33 ft. and with a chord bearing and distance of N 51° 00' 48" W, 247.51 ft. to the point of beginning containing 1.812 acres of land.