

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 5<sup>th</sup> day of June, 2015, STEVEN W. GARSEE and KARLINDA M. BOWNS-BUCHAN, executed a Deed of Trust conveying to JOE C. DENMAN, III, Trustee, the Real Estate hereinafter described, to secure FIRST BANK & TRUST EAST TEXAS in the payment of a debt therein described, said Deed of Trust being recorded in Volume 405, Page 201 in the Official Public Records of Sabine County, Texas; and

WHEREAS, SOUTHSIDE BANK has succeeded to the interest of FIRST BANK & TRUST EAST TEXAS by merger; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4<sup>th</sup> day of February, 2020, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate on the North front steps of the Sabine County Courthouse, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Sabine, State of Texas:

Lot Number Twenty-Eight (28) and Thirty-Three (33) of the El Camino Bay Subdivision, out of the Jesse Lowe Survey and according to the Plat of said subdivision recorded in Volume 1, Page 132 of the Plat Records of Sabine County, Texas.

WITNESS MY HAND this 27<sup>th</sup> day of December, 2019.

FILED FOR RECORD  
AT 2:01 O'CLOCK P M

JAN 02 2020  
*Jessie McDaniel*  
Clerk, County Court, Sabine County  
By *[Signature]* DEPUTY

  
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JAMES D. VanDEVENTER, Substitute Trustee  
909 ESE Loop 323, Suite 400  
Tyler, TX 75701