

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 27th day of February, 2017, DARRICK G. WALKER and PATRICIA L. FERGUSON, 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 425, Page 950 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 6th day of October, 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, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Sabine County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

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

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 27th day of August, 2020.

FILED FOR RECORD
AT 2:10 O'CLOCK P M

SEP 09 2020
Laurie McNeill
Clerk, County Court, Sabine County
By [Signature] DEPUTY



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

EXHIBIT "A"

EAST TEXAS SURVEYING CO., INC.

150 NORTH AUSTIN STREET

P. O. BOX 1888

JASPER, TEXAS 75951

F. C. STROTHER
M. C. STROTHER

TELEPHONE
14001 384-3252 DAVIS
14081 384-2717 DAVIS

FIELD NOTES

Being 2.612 acres of land out of Abstract 19, the Larkin Cross Survey, Sabine County, Texas, and being a part of a 521 acre tract conveyed by Temple Industries to Sabine Investment Co. by a deed dated December 22, 1969 and recorded in Volume 139, Page 691 of the Deed Records of Sabine County, Texas, said 2.612 acres being more fully described as follows:

Beginning in the East line of Lot 4 of the Meadow Lawn Addition and at the Southwest corner of the Don Tate 1.009 acre tract, an iron pipe found for corner;

Thence South $73^{\circ} 59' 11''$ East, 175.61 feet to the Southeast corner of the said 1.009 acre tract in the West right-of-way of F. M. Highway No. 1, an iron stake set for corner;

Thence Southerly with the said highway right-of-way as follows: (1.) South $17^{\circ} 19' 51''$ West, 275.23 feet to an iron stake set, (2.) with a curve to the right having a central angle of $34^{\circ} 27' 56''$, a radius of 496.87 feet, an arc distance of 294.40 feet to the most Easterly corner of the B. G. Nichols 0.718 acre tract to an iron stake found for corner;

Thence North $30^{\circ} 22' 33''$ West, 290.92 feet to the most Northerly corner of the said 0.718 acre tract in the Southeast line of Lot 8 of the said Meadow Lawn Addition, an iron pipe found for corner;

Thence North $48^{\circ} 52' 39''$ East, with the Southeast lines of Lots 8, 7 and 6, 209.17 feet to the East corner of Lot 6 and the South corner of Lot 5, an iron pipe found for corner;

Thence North $47^{\circ} 31' 38''$ East, 78.06 feet to a corner of Lot 5, an iron pipe found for corner;

Thence North $21^{\circ} 23' 00''$ East, with the East line of Lot 5 and Lot 4, 100.47 feet to the Place of Beginning containing 2.612 acres of land.

Surveyed September 23, 1993



F. C. Strother, Registered Professional
Land Surveyor No. 1410



EXHIBIT "A"

FIELD NOTES FOR SABINE

BEING 1.009 ACRES OF LAND, MORE OR LESS, OUT OF A-19, L. GROSS SUR. IN THE CITY OF PINELAND, SABINE CO., TX. AND OUT OF A 521 AC. TRACT CONVEYED TO SABINE INV. CO. BY TEMPLE IND. ON DEC. 22, 1969 AND REC. IN VOL. 139, PG. 691-693, DEED RECORDS, SABINE CO., TX. SAID 1.009 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEG. ON THE SOUTH SIDE OF DENNING ST. AND THE W.E. SIDE OF FM HWY. NO. 1, STEEL STK. FOR COR. 30.0 FT. FROM THE CENTERLINE OF DENNING ST. AND 50.0 FT. FROM THE CENTERLINE OF FM HWY. NO. 1

THENCE NORTH $64^{\circ} 48'$ WEST WITH THE SOUTH SIDE OF DENNING ST. 178.0 FT. TO STEEL STK. FOR COR. AT BOARD FENCE COR. 30.0 FT. FROM THE CENTERLINE OF DENNING ST.

THENCE SOUTH $16^{\circ} 12'$ WEST 264.40 FT. TO STEEL STK. FOR COR.

THENCE SOUTH $73^{\circ} 59'$ EAST 175.60 FT. TO STEEL STK. FOR COR. IN THE WEST R.O.W. LINE OF FM HWY. NO. 1, 50.0 FT. FROM CENTERLINE OF SAME.

THENCE NORTH $16^{\circ} 15'$ EAST 236.0 FT. TO THE PLACE OF BEG.

SURVEYED 12--29--1986

M. M. Wilson

M.M. WILSON, REG. PUB. SUR. NO. 1113

