

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 13th day of July, 2018, DUSTIN B. HORTON and wife, JANA W. HORTON, executed a Deed of Trust conveying to JAMES D. VanDEVENTER, Trustee, the Real Estate hereinafter described, to secure SOUTHSIDE BANK in the payment of a debt therein described, said Deed of Trust being recorded in Volume 442, Page 738 in the Official Public Records of Sabine County, Texas; 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 4th day of May, 2021, 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 7th day of April, 2021.

FILED FOR RECORD
AT 1:40 O'CLOCK P M

APR 09 2021

Jamie Clark
Clerk, County Court, Sabine County
By Jill Egan DEPUTY



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

EXHIBIT "A"

Legal Description
To a
2.073 Acre Tract

Being a legal description to a 2.073 acre tract in the William Isaacs Survey, A-25, Sabine County, Texas being all of Tract One and Tract Two described in a General Warranty Deed conveyed to Ricky Glen Bell, et al, from Ricky Glen Bell, Vickie Bell Saltzman, and Sandra Kay Bell Porter being three of the four sole surviving heirs of Waylon Mouton Bell and Evelyn Marie Johnston Bell, dated February 19, 2016, recorded in Volume 414 Page 101 of the Official Public Records of said County, and is further described by metes and bounds as follows to-wit:

BEGINNING: At a $\frac{1}{4}$ " iron pipe found in the South Right-of-Way of Farm-to-Market Highway #1592 for the Northeast corner of this tract and said Tract Two;

THENCE: S $59^{\circ}49'41''$ W 341.33' to a $\frac{1}{2}$ " iron rod found in the centerline of Tuttle Drive for the most Southerly corner of this tract and the South corner of said Tract Two;

THENCE: N $15^{\circ}20'54''$ W 31.30' with said centerline to a point for an angle corner of this tract, in the West boundary line of said Tract Two, and for the Southeast corner of said Tract One; from which a $\frac{1}{4}$ " iron rod with cap Stamped "Birdwell Surveying" set for reference bears S $59^{\circ}49'41''$ W 15.65';

THENCE: S $59^{\circ}49'41''$ W 123.34' running along the North side of a Dirt Road to a $1\frac{1}{4}$ " Aluminum pipe found for the Southwest corner of this tract, the Southwest corner of said Tract One, and the Southeast corner of a 17.079 acre tract recorded in Volume 237 Page 451 of the Official Public Records of said County;

THENCE: N $04^{\circ}24'58''$ W 463.79' to a $1\frac{1}{4}$ " Aluminum pipe found in the South Right-of-Way of said Highway for the Northwest corner of this tract, the Northwest corner of said Tract One, and the Northeast corner of said 17.079 acre tract;

THENCE: with a curve turning to the left with an arc length of 521.20', with a radius of 1017.86', with a chord bearing of S $59^{\circ}50'04''$ E, with a chord length of 515.52' to the point of beginning containing 2.073 acres of land;