

FILED FOR RECORD  
AT 3:09 O'CLOCK P M

JAN 31 2023  
*Jamie Clark*  
Clerk County Court, Sabine County  
By *Betsy Chidester* DEPUTY

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS           □

COUNTY OF SABINE       □

WHEREAS, on March 8, 2022, Christopher Dwayne Hickman, executed that certain Real Estate Lien Note payable to the order of Garth and Karen Herro (the "Note"), which Note is secured by the Deed of Trust dated March 8, 2022, from Christopher Dwayne Hickman to Garth and Karen Herro, Trustee, recorded under Document No. 2022220988 in the Official Public Records of Sabine County, Texas (the "Deed of Trust") encumbering SURFACE ESTATE ONLY in and to Nineteen (19) acres, more or less, out of 58.08 acres of land in the Naomi McKey survey A38, Sabine County, Texas being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property") and securing Garth and Karen Herro in the payment of the indebtedness and performance of the obligations and liabilities described in the Deed of Trust (the "Secured Debt"); and

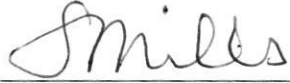
WHEREAS, default has occurred in the payment of the Secured Debt and in the performance of the obligations and liabilities described in and secured by the Deed of Trust, and the Secured Debt is now wholly due and payable; and

WHEREAS, Garth and Karen Herro, as the owner and holder of the Secured Debt, has instructed Sharron Mills as Trustee to act under and by virtue of the Deed of Trust and has requested and instructed the undersigned to foreclose upon the Property and sell the Property in accordance with the terms of the Deed of Trust;

NOW, THEREFORE, notice is given that on Tuesday, March 7, 2023, acting as Trustee under the Deed of Trust, I will sell the Property at the entrance to the County

Courthouse in Sabine County, Texas, to the highest bidder for cash, subject however to the title exceptions and matters set forth in the Deed of Trust. I will conduct the sale between 10:00 a.m. and 1:00 p.m., local time. However, the earliest time at which the sale will occur is 10:00 a.m. local time, and the sale will occur within three hours of such time.

DATED: November 28, 2022

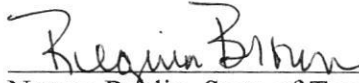


Sharron Mills, Trustee

THE STATE OF TEXAS :

COUNTY OF SABINE :

This instrument was acknowledged before me on 11-28-22, by Sharron Mills, as Trustee.



Notary Public, State of Texas

Address and Telephone Number of Trustee:

Sharron Mills  
7619 State Hwy 21 East  
San Augustine, TX 75972

