

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 3, 2023

FILED FOR RECORD
AT 3:49 O'CLOCK P M

Deed of Trust:

Date: January 15, 2007

Grantor: Toledo Bend Emerald Cove Marina, LP, a Texas limited partnership

Beneficiary: Robert Treat and Connie Treat, husband and wife

Recording Information: Deed of Trust filed in Volume 0254, Page 213, Official Public Records, Sabine County, Texas.

Trustee: Duane F. Keating

OCT 10 2023
Jamie Clark
Clerk, County Court Sabine County
By *Bucky Childers* DEPUTY

Property:

TRACT ONE: BEING a 1.3217 acre tract in the J.A. Burditt Survey A-65, Sabine County, Texas and being described in a Warranty Deed with Vendor's from Robert Clawson and Fay Clawson and Tray Karback and Monica Karback to Robert Treat and Connie Treat, husband and wife, dated October 29, 2004 and recorded in Volume 217, Page 418 of the Official Public Records of said county and also being all of Lots #2 thru #9 of the Shamrock Shores Subdivision West recorded in Volume 1, Page 38 of the Plat Records of said county and is further described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

TRACT TWO: BEING a 0.4072 acre tract in the J.A. Burditt Survey A-65, Sabine County, Texas and being described in a Warranty Deed with Vendor's Lien from Robert Clawson and Fay Clawson and Troy Karback and Monica Karback to Robert Treat and Connie Treat, husband and wife, dated October 29, 2004 and recorded in Volume 217, Page 418 of the Official Public Records of said county and also being all of Lot #1 of the Shamrock Shores Subdivision West recorded in Volume 1, Page 38 of the Plat Records of said county and is further described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

Note:

Date: January 15, 2007

Amount: \$400,000.00

Debtor: Toledo Bend Emerald Cove Marina, LP

Holder: Connie Lynn Treat, Individually and as Independent Executrix of the Estate of Bobby John Treat, Deceased

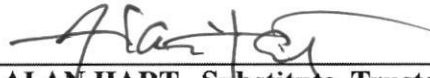
Substitute Trustee: T. ALAN HART

Date of Sale of Property (first Tuesday of Month): November 7, 2023

Earliest Time of Sale of Property: 10:00 a.m. or within three (3) hours of such time

Place of Sale of Property (including county): at the Sabine County Courthouse, 201 Main Street, Hemphill, Texas 75948 or in the area designated by the Commissioner's Court.

Because of default in performance of the obligations of the deed of trust described above, **T. ALAN HART**, Substitute Trustee, will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

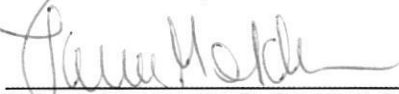


T. ALAN HART, Substitute Trustee

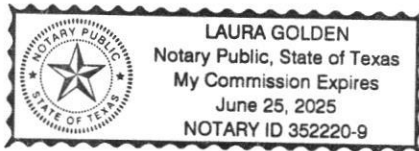
THE STATE OF TEXAS
COUNTY OF JASPER

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The foregoing Notice of Substitute Trustee's Sale was acknowledged this 3rd day of October, 2023, by the said **T. ALAN HART**, Substitute Trustee.



NOTARY PUBLIC, STATE OF TEXAS



Notice of Substitute Trustee's Sale

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EXHIBIT A

Mark Birdwell Surveying

PO Box 1142
Hwy 87 & Market
Hemphill, TX 75948
Phone (409) 787-2722
Fax (409) 787-9986

J. A. Burditt Survey
A-65

State of Texas
County of Sabine

Legal Description
to a
1.3217 Acre Tract

Being a legal description to a 1.3217 acre tract in the J. A. Burditt Survey A-65, Sabine County, Texas and being described in a Warranty Deed with Vendor's Lien from Robert Clawson and Fay Clawson and Tray Karback and Monica Karback to Robert Treat and Connie Treat, husband and wife, dated October 29, 2004 and recorded in Volume 217, Page 418 of the Official Public Records of said county and also being all of Lots #2 thru #9 of the Shamrock Shores Subdivision West recorded in Volume 1, Page 38 of the Plat 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 for the east corner of this tract and for the northeast corner of said Lot #9 and for the southeast corner of Lynda B. Rivers Adams 3.896 acre tract recorded in Volume 132, Page 344 of the Official Public Records of said county and in the west right of way line of F. M. Highway #276.

THENCE: Along a curve to the right with an arc distance of 131.23 and a radius of 1222.72' and a chord bearing and distance of S 29° 26' 31" W 131.16' to a right of way marker found in the east boundary line of this tract and for the southeast corner of Lot #9 in said right of way line.

THENCE: S 49° 53' 58" W 98.76' to a right of way marker found in the east boundary line of this tract and for said Lot #2 and in said right of way line.

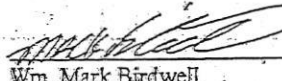
THENCE: S 34° 51' 07" W 44.33' to a $\frac{1}{4}$ " iron rod found for the south corner of this tract and for the southeast corner of Lot #2 in said right of way line.

THENCE: N 45° 24' 47" W 223.77' to a $\frac{1}{4}$ " iron rod found for the west corner of this tract and for the southwest corner of Lot #4 in the Toledo Bend Reservoir take line.

THENCE: N 21° 10' 32" E 175.32' to a $\frac{1}{4}$ " iron pipe found for the north corner of this tract and for said Lot #5 and for the northwest corner of Lot #6 and in the south boundary line of said 3.896 acre tract and in said take line.

THENCE: S 67° 42' 07" E 285.19' to the point of beginning containing 1.3217 acres of land.

Surveyed by,


Wm. Mark Birdwell
R.P.L.S. #5148

March 18, 2005

Job #SHAMWEST Drawing #SHAMWEST



Reference is made to survey plat of even date. If this document is not signed and sealed in red, it is deemed void by the above signed.

EXHIBIT B

Mark Birdwell Surveying

PO Box 1142
Hwy 87 & Market
Hemphill, TX 75948
Phone (409) 787-2722
Fax (409) 787-9986

J. A. Burditt Survey
A-65

State of Texas
County of Sabine

Legal Description
to a
0.4072 Acre Tract

Being a legal description to a 0.4072 acre tract in the J. A. Burditt Survey A-65, Sabine County, Texas and being described in a Warranty Deed with Vendor's Lien from Robert Clawson and Fay Clawson and Troy Karback and Monica Karback to Robert Treat and Connie Treat, husband and wife, dated October 29, 2004 and recorded in Volume 217, Page 418 of the Official Public Records of said county and also being all of Lot #1 of the Shamrock Shores Subdivision West recorded in Volume 1, Page 38 of the Plat Records of said county and is further described by metes and bounds as follows to-wit:

BEGINNING: At a 1/2" iron rod set for the north corner of this tract and Lot #1 in the west right of way line of F. M. Highway #276.


THENCE: S 29° 22' 02" W 92.95' to a 1/2" iron rod set for the east corner of this tract and for Lot #1 in said right of way line.

THENCE: Along a curve to the right with an arc distance of 283.93', a radius of 1347.74' and a chord bearing and distance of S 52° 50' 06" W 283.40' to a 1/2" iron rod found for the south corner of this tract in the Toledo Bend Reservoir take line and in said right of way line.

THENCE: N 29° 28' 41" E 197.55' to a 1/2" iron rod found for the west corner of this tract and in said take line.

THENCE: N 65° 16' 15" E 191.81' to the point of beginning containing 0.4072 acres of land.

Surveyed by,


Wm. Mark Birdwell

R.P.L.S. #5148

March 18, 2005

Job #SHAMWEST Drawing #SHAMWEST

Reference is made to survey plat of even date. If this document is not signed and sealed in red, it is deemed void by the above signed.