

FILED FOR RECORD
AT 10:30 O'CLOCK A M

**NOTICE OF TRUSTEE'S SALE
AND NOTICE OF ACCELERATION**

NOV 08 2023
Jami Clark
Clerk County Court, Sabine County
By [Signature] DEPUTY

Assert and protect your rights as a member of the Armed Forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the Armed Forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DEED OF TRUST INFORMATION:

Date:	January 13, 2016
Grantor(s):	Patricia A. Glawson and David N. Smith
Mortgagee:	Sabine State Bank and Trust Company ("Sabine Bank") P.O. Box 670 Many, LA 71449
Original principal:	\$74,000.00
Recording Information:	Instrument No. 160105, Book 412, Page 559
Property County:	Sabine
Property:	See Exhibit A, attached
Property Address:	7113 Temple Road N, Bronson, TX 75930

SALE INFORMATION:

Date of Sale:	December 5, 2023
Time of Sale:	10:00 AM, at the earliest, or within three hours thereafter
Place of Sale:	The front steps on the North side of of the Sabine County Courthouse, 201 Main St., Hemphill, TX, or as designated by the County Commissioner's Office
Substitute Trustee:	John L. Whitehead or J. Stephen Waters, either to act
Substitute Trustee Address:	John L. Whitehead, 5769 Highway 1 Bypass, Natchitoches, LA 71457; J. Stephen Waters, 205 Hurst St., Center TX 75935

APPOINTMENT OF SUBSTITUTE TRUSTEE:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place John L. Whitehead (5769 Highway 1 Bypass, Natchitoches, LA 71457) or J. Stephen Waters (205 Hurst St., Center TX 75935), either to act, as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the original trustee under the said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above-described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgagee and/or Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

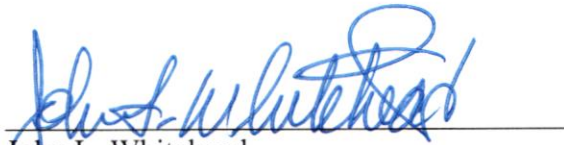
WHEREAS, the undersigned counsel has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, either to act, as Substitute Trustee will sell by public auction the Property to the highest bidder for cash, except that Sabine Bank's bid may be by credit against the indebtedness secured by the Deed of Trust, on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property, to any exceptions referenced in the Deed of Trust or appearing of record to the extent the

same are still in effect, and shall not cover any property that has been released from the lien imposed by the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantors' warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "**AS-IS,**" purchaser will buy the Property "**at the purchaser's own risk**" and "**at his peril**" and no representation is made concerning the quality or nature of title to be acquired. Purchaser will receive whatever interest Grantor and Grantors' assigns have in the Property, subject to any liens or or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the Property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee(s).



John L. Whitehead
5769 Hwy 1 Bypass
Natchitoches, LA 71457
(318) 352-5392
TX Bar No. 24130815

CERTIFICATE OF POSTING

My name is **John L. Whitehead**, and my address is 5769 Highway 1 Bypass, Natchitoches, LA 71457. I declare under penalty of perjury that on November 8, 2023, I filed at the office of the Sabine County Clerk to be posted at the Sabine County courthouse this Notice of Trustee's Sale and Notice of Acceleration.



John L. Whitehead
5769 Hwy 1 Bypass
Natchitoches, LA 71457
(318) 352-5391
TX Bar No. 24130815

**T&NO RAILROAD SECTION NO. 7
ABSTRACT NO. 214
SABINE COUNTY, TEXAS**

7.388 ACRES

BEING a 7.388 acre tract of land out of the T&NO Railroad Section No. 7, Abstract No. 214, Sabine County, Texas, and being all the same property described as 7.55 acres in Warranty Deed With Vendor's Lien Retained dated July 18, 1996, from Winston C. Jones and wife, John Allie Jones, to Earl L. Gillam and Minnie Gillam as recorded in Volume 0083, Page 261 of the Deed Records of Sabine County, Texas, said 7.388 acre tract of land being more particularly described as follows:

BEGINNING at a ½" iron rod found at the southwesterly corner of the above referenced 7.55 acre tract of land;

THENCE N 08°37'35" E, with the west line of the above referenced 7.55 acre tract of land, a distance of **531.42 feet** (deed N 08°37'35" E, 531.40 feet) to a ½" iron rod found at angle corner of said 7.55 acre tract of land;

THENCE N 43°01'10" E, with the northwest line of the above referenced 7.55 acre tract of land, a distance of **195.98 feet** (deed N 43°03'12" E, 196.24 feet) to a ½" iron rod found in the southwesterly margin of F.M. Highway No. 1 for the north corner of said 7.55 acre tract of land;

THENCE S 46°28'16" E, with the northeasterly line of the above referenced 7.55 acre tract of land and with the southwesterly margin of the said F.M. Highway No. 1, a distance of **662.07 feet** (deed S 46°27'36" E, 661.94 feet) to a 5/8" iron rod set for the east corner of the above referenced 7.55 acre tract of land;

THENCE S 42°33'55" W, with the southeasterly line of the above referenced 7.55 acre tract of land, a distance of **130.90 feet** (deed S 42°28'05" W, 130.96 feet) to a ½" iron rod found for the interior corner of the said 7.55 acre tract of land;

THENCE S 08°36'57" W, with the east line of the above referenced 7.55 acre tract of land, a distance of **204.04 feet** (deed S 08°40'37" W, 130.96 feet) to a 5/8" iron rod set for the southeast corner of said 7.55 acre tract of land;

THENCE N 81°32'18" W, with the south line of the above referenced 7.55 acre tract of land, a distance of **580.64 feet** (deed N 81°32'18" W, 580.64 feet) to the **POINT OF BEGINNING**, and containing within these bounds an area of **7.388 acres of land**.

NOTE: The description cited herein is oriented to the west line of the 7.55 acre tract of land as described in Volume 0083, Page 261 of the Deed Records of Sabine County, Texas.