

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 2<sup>nd</sup> day of December, 2016, BRUCE MAYS AND WIFE, STEPHANIE MAYS, 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 423, Page 120 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 5<sup>th</sup> day of December, 2023, 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:

Being, all that certain lot, tract or parcel of land located in Sabine County, Texas and being all of Lot Number 5 of the BEECHWOOD IV SUBDIVISION, Sabine County, Texas, according to the Plat Recorded in Volume 1, Page 165 of the Plat Records of Sabine County, Texas to which plat and reference thereof is herein made for all purposes.

WITNESS MY HAND this 23<sup>rd</sup> day of October, 2023.



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

FILED FOR RECORD  
AT 2:30 O'CLOCK P M

OCT 27 2023  
Jamie Clark  
Clerk, County Court, Sabine County  
By Bicky Childers DEPUTY