

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 25th day of May, 2016, T. TRON BURGANDY AND JEREMY J. STONEY, 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 0416, Page 1004, 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 4th day of June, 2024, between 1:00 o'clock p.m. and 4:00 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 18th day of April, 2024.



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

FILED FOR RECORD
AT 2:34 O'CLOCK P M

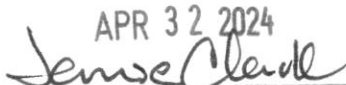

APR 32 2024

Clerk, County Court, Sabine County
By  DEPUTY

Exhibit "A"

Being a legal description to a 1.561 acre tract in the Larkin Gross Survey, A-19, Sabine County, Texas, being all of the First Tract a called 1.09 acre tract, the Second Tract a called 0.25 acre tract, and the Third tract another called 0.25 acre tract described in a Warranty Deed with Vendor's Lien conveyed to Trent Wilcher, et al, from Joanne Van Brocklin, Independent Executrix of the Estate of Gordon Gray Russell, dated August 28, 2002, recorded in Volume 180 page 307 of the Official Public Records of said County, and is further described by metes and bounds as follows to-wit:

BEGINNING: At a ½" iron rod with cap Stamped "Birdwell Surveying" set in the South Right-of-Way line of Yaupon Street, for the Northwest corner of this tract, the Northwest corner of said First Tract, and for the Northeast corner of a tract owned by Mary Lois Reider recorded in Volume 395 Page 416 of the Official Public Records of said County; from which a concrete Right-of-Way Marker found in or about the South Right-of-Way line of said Yaupon Street, in the East Right-of-Way line of US Highway #96, and for the Northwest corner of said Reider tract bears S 76°37'22" W 102.92' and an axle found for the Southeast corner of said Reider tract bears S 10°47'12" E 150.97';

THENCE: N 76°37'27" E 202.47' with the South Right-of-Way line of said Yaupon Street to a 1" iron pipe found for the Northeast corner of this tract, the Northeast corner of said Third Tract, and the Northwest corner of a called 3 acre tract recorded in Volume 127 Page 259 of the Official Public Records of said County;

THENCE: S 10°57'37" E 379.82' to a 1" iron pipe found for the Southeast corner of this tract, the Southeast corner of said Third Tract, the Southwest corner of said 3 acre tract, and in or about the North boundary line of a called 10.25 acre tract recorded in Volume 131 Page 482 of the Deed Records of said County;

THENCE: N 79°19'19" W 218.57' with or about the North boundary line of said 10.25 acre tract to a ½" iron rod with cap Stamped "Birdwell Surveying" set for the Southwest corner of this tract and the Southeast corner of a tract owned by David Ronald Brown recorded in Volume 184 Page 863 of the Official Public Records of said County; from which a ½" iron rod found for the Northwest corner of said 10.25 acre tract, the Southwest corner of said Brown tract, and in the East Right-of-Way line of said US Highway bears N 79°19'19" W 105.24' and a 5/8" iron rod found bears N 10°47'13" W 36.37';

THENCE: N 10°47'12" W 290.69' to the point of beginning containing 1.561 acres of land;