

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF SABINE

§

§

APR 15 2025

Jamie Clark
Clerk, County Court, Sabine County
By *Becky Childers* DEPUTY

WHEREAS, by that certain Second Lien Deed of Trust, Security Agreement Financing Statement and Assignment of Rents, dated effective April 17, 2020 (the "Deed of Trust"), executed by TOM DOIG, an individual ("Grantor"), to Adelqui J. Boué, Trustee, filed for record on March 4, 2025 in the Office of the County Clerk of Sabine County, Texas, under Instrument No. 25000417, Grantor conveyed to Trustee certain real property (the "Property") situated in Sabine County, Texas, and more particularly described as:

See attached Exhibit "A"

WHEREAS, said conveyance was made to secure the payment of that certain Second Lien Note, dated April 17, 2020 (as amended, the "Note"), in the original principal amount of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00), executed by Grantor, and payable to the order of GUY E. MATTHEWS ("Matthews"), and any and all other indebtedness secured by, and described in, the Deed of Trust;

WHEREAS, Matthews has sold, transferred, assigned, and conveyed all of its right, title and interest in and to the Deed of Trust and the Note in accordance with that certain Assignment of Note and Liens, dated January 28, 2025, and filed for record on March 27, 2025 in the Office of the County Clerk of Sabine County, Texas, under Instrument No. 25000588 (the "Deed of Trust Assignment") to KELLY D. STEPHENS ("Beneficiary");

WHEREAS, Beneficiary is the present legal and equitable owner and holder of the Note, the Deed of Trust, all liens and security interests securing the Note, and any and all other indebtedness secured by and described in the Deed of Trust;

WHEREAS, the Note is in default, the entire unpaid balance thereof is due and payable, and Beneficiary intends to have the power of sale set forth in the Deed of Trust enforced;

WHEREAS, the Deed of Trust grants Beneficiary the right, for any reason, to appoint a Substitute Trustee to act instead of the Trustee named therein without any other formality than the designation of a Substitute Trustee in a written instrument;

WHEREAS, Beneficiary has determined to (i) remove Adelqui J. Boué as Trustee under the Deed of Trust; (ii) appoint a Substitute Trustee under the Deed of Trust; and (iii) direct said Substitute Trustee to enforce the power of sale in accordance with the Deed of Trust; and

WHEREAS, Beneficiary has appointed SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, or any of them acting alone, as Substitute Trustee under the Deed of Trust and has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness described therein after giving notice of the time, place




and terms of said sale, and the property to be sold, pursuant to the Deed of Trust in accordance with its terms and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

I, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, or any of them acting alone, as Substitute Trustee, hereby gives notice that I will accordingly, after due publication of this Notice, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash on the front steps on the north side of the Sabine County Courthouse, Hemphill, TX, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code, no earlier than 1:00 p.m. and no later than 4:00 p.m., which is three hours thereafter, on May 6, 2025, the same being the first Tuesday in May 2025.

EXECUTED as of the 15th. day of April, 2025.



Sheryl LaMont, Substitute Trustee

Address:

1604 N 10th St
Longview, TX 75601

EXHIBIT "A"

PROPERTY

TRACT I:

BEING, being all that certain lot, tract or parcel of land located in Sabine County, Texas and being Lot Numbers 42 and 43 of the RIVER BEND SUBDIVISION, Section 1, Sabine County, Texas, according to the plat of record in Volume 1, Page 106, of the Plat Records of Sabine County, Texas to which plat and reference thereof is herein made for all purposes.

TRACT II:

BEING all that certain lot, tract or parcel of land being located in Sabine County, Texas and being a part of Block 18, of the CITY OF HEMPHILL according to the plat of record in Volume 1 , Page 55 of the Plat Records and being a part of that certain 0.455 of an acre of land in the JOSEPH WALKER SURVEY A-57 and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes, being the building once known as the Fuller Feed Store.

EXHIBIT "A"

Mark Birdwell Surveying

PO Box 1142
121 Market Street
Hemphill, TX 75948
Phone (409) 787-2722
Fax (409) 787-9986

Joseph Walker Survey A-57

State of Texas
County of Sabine

Legal Description
To a
0.262 Acre Tract

Being a legal description to a 0.262 acre tract in the Joseph Walker Survey, A-57, Sabine County, Texas being out of and part of Tract Two a called 0.4551 acre tract described in a Warranty Deed conveyed to Chad Conn, et ux, from Shelby Savings Bank, SSB, dated March 28, 2013, recorded in Volume 377 Page 724 of the Official Public Records of said County, and is further described by metes and bounds as follows to-wit:

BEGINNING: At a 1/2" iron rod found for the Southwest corner of this tract, the Southwest corner of said 0.4551 acre tract, and in the North Right-of-Way line of Worth Avenue,

THENCE: S 82°25'29" E 115.00' with said Avenue to a 1/2" iron rod found for the Southeast corner of this tract and the Southeast corner of said 0.4551 acre tract;

THENCE: N 07°39'50" E 38.58' to a "X" found chiseled in concrete for an angle corner of this tract and an interior angle corner of said 0.4551 acre tract;

THENCE: N 82°16'21" W 1.00' into said 0.4551 acre tract to a iron spike set for an interior angle corner of this tract;

THENCE: N 07°39'50" E 32.50' to a iron spike set for an angle corner of this tract and in the boundary line of said 0.4551 acre tract;

THENCE: N 82°18'57" W 14.33' to a "X" found chiseled in concrete for an angle corner of this tract and an interior angle corner of said 0.4551 acre tract;

THENCE: N 07°39'50" E 3.55' to a iron spike set for an angle corner of this tract; from which a iron stake found for an angle corner of said 0.4551 acre tract bears N 07°39'50" E 58.67';

THENCE: N 82°32'57" W 49.81' into said 0.4551 acre tract to a iron spike set for an angle corner of this tract;

THENCE: N 07°34'31" E 58.77' to a 1/2" iron rod found for an angle corner of this tract and an interior angle corner of said 0.4551 acre tract; from which a 1/2" iron rod found for the Northwest corner of said 0.4551 acre tract bears N 07°34'31" E 66.67';

THENCE: N 82°25'29" W 50.00' to a 1/4" iron rod found for an angle corner of this tract and the most West Northwest corner of said 0.4551 acre tract,

THENCE: S 07°33'58" W 133.33' to the point of beginning containing 0.262 acres of land.

--*NOTE*--

- 1) Surveyor did not abstract for title or easements and did not locate any underground utilities.



Surveyed by.

Wm. Mark Birdwell
R.P.L.S. #5148
July 8, 2013

Job #SB057001 Drawing #SB057173

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.