

FILED FOR RECORD

October 27 2023

AT 1:55 O'CLOCK P
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 20th day of June, 2013, MARVIS HARDEN, executed a Commercial Real Estate Deed of Trust conveying to ROGERS POPE JR., Trustee, the Real Estate hereinafter described, to secure TEXAS BANK AND TRUST COMPANY in the payment of a debt therein described, said Commercial Real Estate Deed of Trust being recorded in Volume 276, Page 145, Official Public Records of San Augustine County, Texas; 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 Commercial Real Estate 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 5th day of December, 2023, between 1:00 o'clock p.m. and 4:00 o'clock p.m., I will sell said Real Estate at the Stripling Pavilion on the Courthouse lawn of the courthouse of the said county in the City of San Augustine, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or to the highest bidder for cash.

Said Real Estate is described as follows: In the County of San Augustine, State of Texas:

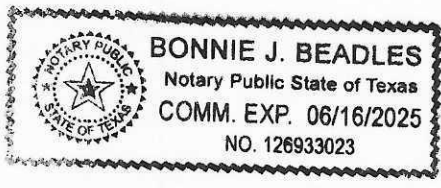
Tract One:

Being the North 1/2 of Lots 5 and 6 of Block 12 of the Magnolia Park Addition, San Augustine County, Texas, and being the land described in the Warranty Deed from Curtis M. Mullins to Marvin Harden, dated May 19, 2005, recorded in Vol. 61, Page 765, Property Records, San Augustine County, Texas; and

Tract Two:

Being the North 1/2 of Lots 11 and 12 of Block 14 of the Magnolia Park Addition, San Augustine County, Texas, and being the land described in the Warranty Deed from Curtis M. Mullins, Joseph M. Mullins, and Lonnie W. Mullins to Marvin Harden, dated May 19, 2005, recorded in Vol. 61, Page 767, Property Records, San Augustine County, Texas.

WITNESS MY HAND this 23 day of October, 2023.



Keith Purvis

KEITH PURVIS, Substitute Trustee
P.O. Box 3188, Longview, Texas 75606