

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 10th day of June, 2016, LINDA J. MATHEWS, executed a Texas Home Equity Security Instrument 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 Texas Home Equity Security Instrument being recorded in Volume 335, Page 330, Official Public Records of San Augustine 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 Texas Home Equity Security Instrument; 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 7th day of May, 2024, between 10:00 o'clock a.m. and 1:00 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:

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

WITNESS MY HAND this 1st day of April, 2024.



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

FILED FOR RECORD
April 2nd 24
AT 1:00 O'CLOCK P.M.
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY Heley Johnson
DEPUTY

and
Posted

Exhibit "A"

Being 0.737 acre of land, more or less, a part of the E. QUIRK SURVEY, A-35, San Augustine County, Texas and being all of Lot 168 and a portion of Lots 167, 154, and 153 of Block 23 in the City of San Augustine; and being the land described in Deed from The Estate of Dorothy Brandon Fussell to Linda Jane Mathews, dated September 24, 2014, recorded in Vol. 302, Page 685, Real Property Records, San Augustine County, Texas, and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the southwest corner of the called 0.38 acre tract conveyed to Jennings Place, Inc., and recorded in Vol. 232, Page 91 of the Real Property Records of San Augustine County, Texas being in the north right of way of Main Street, from which an axle found bears S 84 deg. 08 min. 53 sec. E a distance of 80.08 ft.;

THENCE N 84 deg. 37 min. 42 sec. W with the north right of way of Main Street, a distance of 150 ft. to a 5/8" iron rod set for corner with the cap stamped "ETSM, LLC" being in the north right of way of Main Street and in the East right of way of Congress Street;

THENCE N 06 deg. 13 min. 44 sec. E with the east right of way of Congress Street, at 207.08 ft. pass a 3/8" iron rod found and continuing on for a total distance of 221 ft. to a 3/8" iron rod found for corner;

THENCE S 79 deg. 24 min. 32 sec. E with the south boundary line of the called portions of Lots 153, 154, and 155 of Block 23 conveyed to Arthur L. Elumbaugh and wife, Tina J. Elumbaugh and recorded in Vol. 33, Page 714, Real Property Records of San Augustine County, Texas, a distance of 150.33 ft. to an Axle found for corner;

THENCE S 06 deg. 12 min. 18 sec. W with the west boundary line of the called 0.38 acre Jennings Place, Inc. tract, a distance of 207.32 ft. to the POINT OF BEGINNING and being 0.737 acres more or less.

SAVE LESS& EXCEPT: 0.286 acre of land, more or less, a part of the E. QUIRK SURVEY, A-35, San Augustine County, Texas and being the land described in Deed from Linda Jane Mathews to Jerome M. Olsen, dated December 5, 2014, recorded in Vol. 306, Page 453, Real Property Records, San Augustine County, Texas, and being more particularly described in Exhibit A attached hereto and made a part hereof for all intents and purposes.

SAVE LESS & SECURE!

All that certain tract of land situated in San Augustine County, in the E. QUIRK GRANT, A-45, being part of the called all of Lot 168 and portions of Lots 167, 154, and 153 of Block 23, 0.7369 acre tract of land conveyed from The Estate of Dorothy Brandon Russell to Linda Jane Mathews and recorded in Volume 502 Page 686 of the Real Property Records of San Augustine County, Texas, and being more particularly described as follows:

Bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203).

BEGINNING at a 3/8" Iron Rod found for the southwest corner of the called portions of Lots 153, 154, and 155 of Block 23 conveyed to Arthur L. Elumbaugh and wife, Tina J. Elumbaugh and recorded in Volume 38 Page 714 of the Real Property Records of San Augustine County, Texas;

THENCE S 79° 24' 32" E with the south boundary line of the called portions of Lots 153, 154, and 155 of Block 23 Elumbaugh tract, a distance of 150.53 feet to an Axle found for corner;

THENCE S 06° 12' 18" W with the west boundary line of the called 0.38 acre conveyed to Jennings Place, Inc, and recorded in Volume 232 Page 91 of the Real Property Records of San Augustine County, Texas, a distance of 67.64 feet to a 3/8" Iron Rod found for corner stamped "ETSM, LLC";

THENCE N 82° 37' 54" W across the called 0.737 acre Mathews tract, a distance of 25.51 feet to an "X" etched in asphalt driveway;

THENCE N 06° 54' 23" E across the called 0.737 acre Mathews tract, a distance of 5.58 feet to a 1/2" Iron Rod found for corner;

THENCE N 77° 10' 28" W across the called 0.737 acre Mathews tract, a distance of 61.44 feet to a 5/8" Iron Rod found for corner stamped "ETSM, LLC";

THENCE N 80° 30' 30" W across the called 0.737 acre Mathews tract, a distance of 63.66 feet to a 5/8" Iron Rod found for corner stamped "ETSM, LLC";

THENCE N 06° 13' 44" E with the east right-of-way of Congress Street, at 89.34 feet pass a 3/8" Iron Rod found and continuing on for a total distance of 82.26 feet to the Point of Beginning and being 0.286 acre more or less.