

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 29th day of January, 2013, THOMAS H. WHITE, JR., executed a Deed of Trust and Security Agreement conveying to ROBERT G. NEAL, SR., 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 and Security Agreement being recorded in County Clerk's File No. 2013000480 in the Official Public Records of Shelby 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 December, 2018, between 1:00 o'clock p.m. and 4:00 o'clock p.m., I will sell said Real Estate at the front steps of the Shelby County Courthouse located at 200 San Augustine Street, Center, Texas 75935, to the highest bidder for cash.

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

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

WITNESS MY HAND this 2nd day of November, 2018.



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

FILED FOR RECORD
SHELBY COUNTY, TEXAS
2018 NOV 7 PM 1 15
JENNIFER L. FORTNEY
COUNTY CLERK
BY T.D. DEPUTY

EXHIBIT "A"

TRACT ONE:

BEING 27.0 acres of land, more or less, part of the A. A. Reed Survey, Abst. No. 602, Arch Johnson Survey, Abst. No. 395, and G. F. Oliver Survey, Abst. No. 1181, Shelby County, Texas, about 6 miles Northwest from Center, and being part of the land described in the deed from Rose Brittain and Floreed Brittain, to Johnny J. Brittain, Sharry B. Thompson, and Norma Jean Brittain, dated April 6, 1996, recorded in Vol. 610, Page 482, Deed Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a point in the centerline of Farm-to-Market Highway No. 2026 at the most Southern N. W. C. of the 27 acre tract partitioned to A. H. Brittain by deed dated August 31, 1973;

THENCE N. $51^{\circ} 12'$ W. with the centerline of said Farm-to-Market highway a distance of 208.71 ft.;

THENCE N. $20^{\circ} 15'$ E. 2,233.49 ft.;

THENCE N. $71^{\circ} 19' .07''$ E. 3,246.28 ft. to a point on the E. line of the Arch Johnson Survey;

THENCE S. 10° E. with the E. line of said Johnson Survey a distance of 346.12 ft. to the N. E. C. of the 27 acre tract partitioned to A. H. Brittain;

THENCE S. $75^{\circ} 25'$ W. with the N. line of said A. H. Brittain 27 acre tract a distance of 3,047.91 ft. to its Northern N. W. C.;

THENCE S. $20^{\circ} 15'$ W. with the N. W. line of said A. H. Brittain 27 acre tract a distance of 2,299.89 ft. to the Place of Beginning, and containing 27.0 acres of land, more or less.

Exhibit "A"

SAVE LESS & EXCEPT:

BEING all that certain tract or parcel of land situated about 6 miles Northwest of the City of Center, Shelby County, Texas, on the ARCH JOHNSON SURVEY A-395, and being part of a 27 acre tract described as Tract One in a conveyance from David Sample et ux to Dennis L. Permenter et ux dated April 5, 2000, recorded in Vol. 883, Page 20, Official Public Records, Shelby County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for corner at the NEC of said 27 acre tract from which a 9 inch S. G. found marked "X", bears S 80° W, 13.7 feet, said beginning corner being in the WBL of a 49.5 acre tract described as First Tract in a conveyance from George M. Smith et ux to Connie Dance Mettauer, dated May 26, 1977, and recorded in Volume 532, Page 965 of the Deed Records of Shelby County, Texas;

THENCE S 10° 22' 35" E, 346.12 feet (called S 10° E, 346.12') with the EBL of said 27 acre tract and the WBL of said 49.5 acre tract to a ½ inch iron rod found for corner at a fence corner, said corner being the Easternmost SEC of said 27 acre tract and the NEC of a 2.75 acre tract described in a conveyance from Hulon Dance to Connie Dance Mettauer et vir, dated January 17, 1979, and recorded in Volume 554, Page 707 of the Deed Records of Shelby County, Texas;

THENCE S 75° 41' 38" W, 2049.50 feet (called S 75° 25' W) with the SBL of said 27 acre tract and the NBL of said 2.75 acre tract and continuing with the NBL of a 24.25 acre tract described in a conveyance from Hulon B. Dance to Sammy D. Dance et ux, dated February 19, 1996, and recorded in Volume 799, Page 378 of the Deed Records of Shelby County, Texas to a ½ inch iron rod set for corner, from which an 18 inch Po. O., marked "X", bears N 42° E, 5.3 feet;

THENCE N 09° 50' 17" W, 198.48 feet to a ½ inch iron rod found for corner in the NBL of said 27 acre tract, from said corner a 16 inch R. O., found marked "X", bears N 14° W, 25.6 feet and a 5 inch Wa.O., found marked "X", bears N 24° E, 3.7 feet;

THENCE N 71° 35' 45" E, 2063.03 feet (called N 71° 19' 07" E) with the NBL of said 27 acre tract to the place of beginning, containing 12.77 acres.

Exhibit "A"

TRACT-TWO:

BEING 40 acres of land, more or less, part of the ALEX A. READ SURVEY, ABST. NO. 602, the GEORGE F. OLIVER SURVEY, ABST. NO. 1181, and the ARON JOHNSON SURVEY, ABST. NO. 995, Shelby County, Texas, and being the land described in the Substitute Trustee's Deed, from William J. Barton, Substitute Trustee, to Shelby Savings Bank, SSB, dated June 4, 1996, recorded in Vol. 804, Page 420, Real Property Records, Shelby County, Texas, and being the land described by metes and bounds as follows to-wit:

BEGINNING at the S. W. C. of the Willard F. Brittain 27 acre tract of land found in Vol. 549, Page 153, Deed Records, Shelby County, Texas, at a point in the centerline of a Farm to Market Road No. 2026 for a corner and Point of Beginning;

THENCE N. $20^{\circ} 15' 00''$ E. 50.00 ft. to an iron rod set for a reference corner and continuing on the same course another 2183.49 ft. for a total distance of 2243.49 ft. to an iron rod set for a corner;

THENCE N. $71^{\circ} 19' 07''$ E. 1007.58 ft. to an iron rod set for a corner;

THENCE N. $10^{\circ} 00' 00''$ W. 568.09 ft. to an iron rod set for a corner;

THENCE S. $54^{\circ} 48' 56''$ W. 2362.37 ft. to a fence corner found for a reference corner and continuing on the same course another 37.45 ft. for a total distance of 2399.82 ft. to a point in the centerline of a graded dirt road for a corner;

THENCE with said dirt road:

S. 226.34 ft.;

S. $02^{\circ} 57' 48''$ W. 201.10 ft.;

S. $20^{\circ} 42' 34''$ W. 253.64 ft., and

S. $31^{\circ} 09' 15''$ W. 146.59 ft. to a point in the centerline of said road for a corner;

THENCE S. $51^{\circ} 43' 07''$ E. 50.00 ft. to an iron rod set for a reference corner and continuing on the same course another 439.96 ft. for a total distance of 489.96 ft. to an iron rod set for a corner;

THENCE S. $38^{\circ} 16' 53''$ W. 265.00 ft. to an iron rod set for a reference corner and continuing on the same course another 50.00 ft. for a total distance of 315.00 ft. to a point in the centerline of the Farm to Market Road for a corner;

THENCE with said centerline, S. $51^{\circ} 43' 07''$ E. 407.25 ft. to the Point of Beginning, containing 40 acres of land, more or less.