

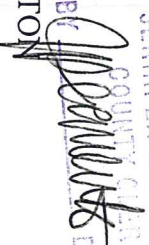
112-0040FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE FOR RECORD
SHELBY COUNTY, TEXAS

DATE: December 09, 2016
2016 DEC 12 PM 2 48

TEXAS HOME EQUITY SECURITY INSTRUMENT - ["DEED OF TRUST"]:

Dated: May 20, 2010

JENNIFER DAYTON, CLERK
SHELBY COUNTY CLERK
BY  DEPUTY

Grantor: DAVID BARTON and wife, ANGELA BARTON
4867 FM 947
Timpson, Texas 75975

**Grantor's
County:** Shelby County, Texas

Beneficiary: *Citizens State Bank* – [Ika *The First National Bank of Hughes Springs,*
Texas, Aka *CITIZENS ST BK*, successor in interest to *CITIZENS STATE
BANK*]
P.O. Box 380
Tenaha, Texas 75974

Trustee: Don Dial

Recorded: Shelby County Clerk's File No. "HESI 2010006388 – 14 PGS", Official
Public Records of the Shelby County Clerk's Office, located in Center,
Texas, on or about May 26, 2010

Property (including any improvements):

Physical address of Property: 4867 FM 947, Timpson, Shelby
County, TX 75975

Legal Description of Property:

Being 1.058 acres of land, more or less, a part of the WILLIAM
REYNOLDS SURVEY, A-599, Shelby County, Texas and being the land
described in Deed from Donny Ray Smith and wife, Sheryl Smith, to
David Barton and wife, Angela Barton, dated December 5, 2006, recorded
under Clerk's File No. 2007009877, Official Public Records, Shelby
County, Texas; and being more particularly described in Exhibit "A"
attached hereto and made a part hereof for all intents and purposes.

TOGETHER WITH all the improvements erected on the Property, all easements, appurtenances, fixtures, and all replacements and additions.

(Collectively, referred to as “Property” and/or “subject collateral”)

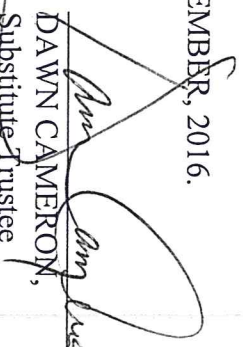
Date of Sale
of Property: First Tuesday in January, 2017 being Tuesday, JANUARY 03, 2017

Time of Sale
of Property: Between the hours of 10:00 a.m. and 1:00 p.m. and to commence at a time no earlier than 10:00 a.m. or within 3 hours thereafter.

Place of Sale
of Property: Upon the steps in front of the Shelby County Courthouse located at 200 San Augustine Street, situated in the City of Center, Shelby County, Texas 75935, and said steps being located between the main entrance of the Shelby County Courthouse and San Augustine Street

Because of default in performance of the obligations of the Deed of Trust (including any and all subsequent extensions and/or modifications) described herein, the undersigned Substitute Trustee will sell the property described hereinabove and in Exhibit “A” attached hereto and incorporated herein for all purposes by public auction to the highest bidder for cash at the place, date and time specified above to satisfy the debts secured by the Deed of Trust, pursuant to authority conferred on said Substitute Trustee in said Deed of Trust.

EXECUTED this 09TH day of DECEMBER, 2016.


DAWN CAMERON,
Substitute Trustee
c/o Searcy & Searcy, P. C.
P. O. Box 3929
Longview, TX 75606
Tel (903) 757 3399
Fax (903) 757 9559

TO BE FILE-MARKED AND POSTED-
THIS NOTICE WAS SUBMITTED AND PREPARED BY:

Searcy & Searcy, P. C.

Attorneys for Lender/Beneficiary:

The First National Bank of Hughes Springs, Texas,

fka CITIZENS ST BK, successor in interest to CITIZENS STATE BANK

P.O. Box 3929

Longview, TX 75606

Tel 903.757.3399

Fax 903.757.9559

Exhibit "A"

ALL THAT CERTAIN 1.058 acre tract of land situated about 14 miles northwest of the City of Center, Shelby County, Texas, on the WILLIAM REYNOLDS SURVEY, A-599, being part of a tract conveyed by D. E. Crawford, Sr. and D. E. Crawford, Jr. to Joyce Faye Warren, described as 57 acres less 27.5 acres in Warranty Deed dated September 9, 1976, recorded in Volume 523, Page 863, of the Shelby County Deed Records (DR), the 57 acre tract being more particularly described in Warranty Deed from Mrs. Laura V. Thompson to D. S. Neel, dated January 23, 1942, recorded in 217/156 DR, part of a called 4.07 acre tract conveyed by Summer Warren Ramsey to Donny Ray Smith and Janet Warren Smith as described in Quit Claim Deed dated July 3, 1998, recorded in Volume 944, Page 852 of the Shelby County Official Public Records (OPR), and a part of a 1.583 acre tract conveyed by James Sidney Leathers and wife, Mary K. Leathers to Donny Ray Smith as described in Warranty Deed dated May 31, 2004, recorded in 990/365 OPR, and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of the 57 acre tract, a fence corner post found for corner at the southwest corner of a 26.174 acre tract conveyed by Lisa D. Milam to Rickey G. Leathers and wife, Leslie P. Leathers as described in Warranty Deed dated March 7, 2003, recorded in 957/383 OPR;

THENCE N 06° 24' 13" W (call North in 217/156 DR, call N 06° 16' 26" E in 957/383 OPR), 271.58 feet (call 272.06 feet in 957/383 OPR) with the west boundary line of the 57 acre tract and the west boundary line of the 26.174 acre tract to a 3/8" iron rod found for corner at the northwest corner of the 26.174 acre tract and the southwest corner of a 21.058 acre tract described in a Contract of Sale and Purchase between Veterans Land Board of Texas and James Sidney Leathers, dated April 13, 1988, recorded in 687/106 DR;

THENCE N 82° 31'38" E (reference bearing), with the north boundary line of the 26.174 acre tract and the south boundary line of the 21.058 acre tract, at 1721.41 feet pass a 1/2" iron rod set for corner on 1/27/2004 at the southeast corner of the 21.058 acre tract and the southwest corner of a 0.792 acre tract conveyed by Donny Ray Smith to James Sidney Leathers and wife, Mary K. Leathers as described in Warranty Deed dated May 31, 2004, recorded in 990/361 OPR, and continuing with the north boundary line of the 26.174 acre tract and the south boundary line of the 0.792 acre tract, at 1859.08 feet pass a 3/8" iron rod found for witness and at a total distance of 1859.83 feet a 1/2" iron rod set for corner on 1/27/2004 on the west right-of-way of FM 947 at the northeast corner of the 26.174 acre tract and the southeast corner of the 0.792 acre tract;

THENCE with the east boundary line of the 0.792 acre tract and the west right-of-way of FM 947 as follows:

N 07° 17' 10" W, 122.90 feet to a 1/2" iron rod set for corner 01/27/2004;

Northwestwardly, 61.11 feet with a curve to the right having a radius of 1041.99 feet, a central angle of 3° 21' 37", and a chord of N 04° 14' 29" W, 61.10 feet to the place of BEGINNING, a 1/2" iron rod set for corner on 1/27/2004 at the northeast corner of the 0.792 acre tract;

THENCE S 89° 37' 27" W, with the north boundary line of the 0.792 acre tract, at 217.72 feet pass a 1/2" iron rod set for corner on 1/27/2007 at the northwest corner of the 0.792 acre tract and the southeast corner of the 1.583 acre tract, and continuing with the south boundary line of the 1.583 acre tract a total distance of 307.08 feet to a 1/2" iron rod set for corner;

THENCE N 00° 22' 33" W, at 53.48 feet pass a north boundary line of the 1.583 acre tract, an unmarked point from which a 1/2" iron rod found for corner at the easternmost northeast corner of the 1.583 acre tract bears S 89° 26' 22" E, 91.30 feet, and a 1/2" iron rod found for corner at an interior corner of the 1.583 acre tract bears N 89° 26' 22" W, 44.63 feet, and at a total distance of 149.78 feet a 1/2" iron rod set for corner;

THENCE N 89° 37' 27" E, 312.15 feet to a 1/2" iron rod set for corner on the west right-of-way of FM 947;

THENCE Southwardly, 150.00 feet with the west right-of-way of FM 947 and a curve to the left having a radius of 1041.99 feet, a central angle of 8° 14' 53", and a chord of S 01° 33' 46" W, 149.87 feet to the place of BEGINNING, containing within these calls 1.058 acres.