

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 2nd day of October, 2015, THOMAS H. WHITE, JR., executed a Renewal Deed of Trust and Security Agreement 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 Renewal Deed of Trust and Security Agreement being recorded in County Clerk's File No. 2015003433 in the Official Public Records of Shelby County, Texas; and

WHEREAS, on the 2nd day of October, 2015, THOMAS H. WHITE, JR., executed a Renewal Deed of Trust and Security Agreement 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 Renewal Deed of Trust and Security Agreement being recorded in County Clerk's File No. 2015003434 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.

FILED FOR RECORD
SHELBY COUNTY, TEXAS
2018 NOV 7 PM 1 15
JENNIFER L. PUGH
COUNTY CLERK
BY J.R. SECURITY

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

TRACT ONE :

EXHIBIT A

Being a legal description to 30.000 acres of land in the Estevan Carzenava Survey A-96, Shelby County, Texas and being out of a 59.6 acre tract also known as Tract #4 described in a deed dated April 8, 1998 from Martha Jean Holloway to John D. Griffin recorded in Volume 836 Page 755 of the Deed Records of said county and is further described by metes and bounds as follows to-wit:

BEGINNING: At a 1/2" iron rod set for the northwest corner of this tract and in the north boundary line of said 59.6 acre tract and in the south boundary line of Larry B. Yarbrough's 55.1656 acre tract recorded in Volume 827 Page 357 of said Deed Records from which a found 3/8" iron rod brs. S 80° 00' 00" W 388.81' and a 14" pin oak marked "x" brs. S 58° W 20.1' and a 12" red oak marked "x" brs. S 85° E 42.9'.

THENCE: N 80° 00' 00" E (source of bearing) at 796.67' passed a 60d nail replaced with a 1/2" iron rod found for reference in the north boundary line of this tract and in the north boundary line of said 59.6 acre tract and in the south boundary line of said Yarbrough tract from which a 10" pine marked "x" brs. N 12° E 14.7' and continuing along the same course 18.25' for a total distance of 814.92' to a point for the northeast corner of this tract and in the north boundary line of said 59.6 acre tract and in the south boundary line of said Yarbrough tract and in the centerline of a county road also known as Airport Road.

THENCE: With the centerline of said county road as follows:

- 1) S 10° 22' 13" E 555.26' to a point.
- 2) S 10° 24' 20" E 168.60' to a point.
- 3) S 10° 31' 06" E 686.78' to a point.
- 4) S 08° 32' 36" E 138.73' to a point in the centerline of said county road and for the southeast corner of this tract.

THENCE: S 86° 09' 05" W at 21.80' passed a 1/2" iron rod set at the base of a cross tie fence post for a reference corner in the south boundary line of this tract from which a 12" pine marked "x" brs. N 53° E 5.3' and a 32" sweet gum marked "x" brs. S 51° W 52.0' and continuing along the same course 904.95' for a total distance of 926.74' to a 1/2" iron rod set for the southwest corner of this tract.

THENCE: N 06° 05' 37" W 1453.36' to the point of beginning

EXHIBIT A

TRACT TWO :

All that certain tract of land situated in Shelby County, Texas, in the THOMAS APPLEWHITE SURVEY, A-25, THE WESLEY HILL SURVEY, A-282, and the W.A. WALKER SURVEY, A-771, being all of a called 32.970 acre tract conveyed from Joe F. Horton and wife, Carolyn Horton to Thomas H. White and recorded in Clerk File No. 2013003678 of the Official Public Records of Shelby 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 most westerly southwest corner of the called 80.282 acre tract conveyed from Perry L. Brister and wife, Evelyn Marie Brister and recorded in Volume 844 Page 729 of the Official Public Records of Shelby County, Texas, and being the northwest corner of the called 29.63 acre tract conveyed to Clinton Risinger and Jess Allsbrooks and recorded in Clerk File No. 2011010095 of the Official Public Records of Shelby County, Texas;

THENCE S 01° 39' 22" E with the northwest line of the called 29.63 acre Risinger and Allsbrooks tract, at 699.68 feet pass a 1/2" Iron Rod found for reference and continuing on for a total distance of 717.01 feet to a Point for corner in the centerline of County Road 1548;

THENCE the following 3 calls along the centerline of County Road 1548:

N 70° 39' 45" W a distance of 39.64 feet to a Point for corner;
N 67° 38' 13" W a distance of 63.42 feet to a Point for corner;
N 62° 29' 05" W a distance of 82.55 feet to a Point for corner;

THENCE N 19° 03' 55" E with the southeasterly line of the Waterman Cemetery, at 25.09 feet pass a 1/2" Iron Rod found for reference and continuing on for a total distance of 409.30 feet to a Chain Linked Fence Corner Post found for corner;

THENCE N 14° 19' 13" W with the northeasterly line of the Waterman Cemetery, a distance of 148.81 feet to a Chain Linked Fence Corner Post found for corner;

THENCE S 76° 00' 19" W with the north line of the Waterman Cemetery, a distance of 159.25 feet to a Chain Linked Fence Corner Post found for corner;

THENCE S 21° 46' 45" E with the northwesterly line of the Waterman Cemetery, a distance of 147.11 feet to a Chain Linked Fence Corner Post found for corner;

THENCE S 26° 45' 58" W with the southwesterly line of the Waterman Cemetery, at 263.09 feet pass a 1/2" Iron Rod found for reference and continuing on for a total distance of 282.75 feet to a Point for corner in the centerline of County Road 1548;

THENCE the following 29 calls along the centerline of County Road 1548:

N 40° 44' 19" W a distance of 290.75 feet to a Point for corner;
N 33° 43' 20" W a distance of 94.18 feet to a Point for corner;
N 33° 17' 06" W a distance of 95.56 feet to a Point for corner;
N 40° 11' 05" W a distance of 53.53 feet to a Point for corner;
N 48° 08' 52" W a distance of 46.63 feet to a Point for corner;
N 52° 36' 45" W a distance of 51.14 feet to a Point for corner;
N 61° 38' 55" W a distance of 43.47 feet to a Point for corner;
N 68° 38' 20" W a distance of 42.01 feet to a Point for corner;

N 74° 09' 04" W a distance of 182.15 feet to a Point for corner;
N 75° 57' 31" W a distance of 225.58 feet to a Point for corner;
N 80° 08' 46" W a distance of 74.08 feet to a Point for corner;
N 83° 25' 46" W a distance of 61.98 feet to a Point for corner;
N 84° 51' 54" W a distance of 217.85 feet to a Point for corner;
N 79° 03' 39" W a distance of 55.75 feet to a Point for corner;
N 70° 15' 19" W a distance of 43.19 feet to a Point for corner;
N 62° 44' 59" W a distance of 42.30 feet to a Point for corner;
N 55° 08' 07" W a distance of 61.85 feet to a Point for corner;
N 50° 42' 39" W a distance of 72.59 feet to a Point for corner;
N 43° 49' 29" W a distance of 37.51 feet to a Point for corner;
N 33° 14' 48" W a distance of 30.32 feet to a Point for corner;
N 18° 42' 16" W a distance of 38.67 feet to a Point for corner;
N 15° 46' 30" E a distance of 33.09 feet to a Point for corner;
N 28° 29' 32" E a distance of 40.45 feet to a Point for corner;
N 39° 10' 29" E a distance of 199.26 feet to a Point for corner;
N 41° 44' 06" E a distance of 127.58 feet to a Point for corner;
N 42° 42' 59" E a distance of 117.24 feet to a Point for corner;
N 32° 35' 30" E a distance of 86.37 feet to a Point for corner;
N 28° 32' 23" E a distance of 76.27 feet to a Point for corner;
N 21° 09' 50" E a distance of 24.95 feet to a Point for corner;

THENCE N 85° 43' 07" E with a southerly line of the called 66.95 acre tract conveyed to International Paper Co. and recorded in Volume 180 Page 165 of the Deed Records of Shelby County, Texas, at 19.05 feet pass a 3/8" Iron Rod found (bent) for reference and continuing on for a total distance of 118.38 feet to a 3/8" Iron Rod found (bent) for corner;

THENCE S 04° 18' 55" E with a westerly line of the called 66.95 acre International Paper Co. tract, a distance of 208.39 feet to a 3/8" Iron Rod found (bent) for corner;

THENCE N 85° 35' 03" E with a southerly line of the called 66.95 acre International Paper Co. tract, a distance of 1227.23 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

THENCE S 02° 23' 01" E with the most northerly west line of the called 80.282 acre Brister tract, a distance of 800.79 feet to the Point of Beginning being 32.986 acres more or less.