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COUNTY CLERK

2021 OCT -8 AM 11:34

UPSHUR COUNTY, TX.

BY KT DEPUTY

PREPARED AND SENT BY: Robert S. McGinnis, Jr.
4102 Summerhill Road
Texarkana, Texas 75503
903/798-1717

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS }{

COUNTY OF UPSHUR }{

On August 31, 2007, Sheryl Sarman, as Grantor (whether one or more), executed a Deed of Trust conveying to Robert N. Buck, as Trustee, the real estate hereinafter described to secure Red River Employees Federal Credit Union, in payment of debts therein described, said Deed of Trust being recorded at Instrument 200708102, Vol. 757, Page 699, Official Records of Upshur County, Texas.

By instrument dated November 8, 2020, the Trustee was removed and Robert S. McGinnis, Jr. was appointed Substitute Trustee in the place and stead of the original Trustee, and was requested and authorized to sell the real estate described in said Deed of Trust to satisfy the debts.

Default has occurred in the payment of said debts and the same are now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said debts.

NOTICE IS HEREBY GIVEN that on Tuesday, November 2, 2021, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., local time, I will sell the real estate described in said Deed of Trust at the South entry steps (Highway 154) of the Upshur County Courthouse, or in the area of such Courthouse as designated by the County Commissioners, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property and making no further warranty. **The sale will begin at 10:00 a.m. local time or within three hours after that time.**

NOTICE IS FURTHER GIVEN that the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, and at the purchaser's own risk making no further warranty. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Said real estate is located in Upshur County, Texas and is described as follows:

All that certain lot, tract or parcel of land being 2.98 acres of land situated in the Polly Glascow Survey, A-174, Upshur County, Texas, and being out of the west part of that certain 9.98 acres tract described in deed from John E. Fant to Veterans Land Board of the State of Texas recorded in Vol. 127, Pg. 111, of the Official Records, Upshur County, Texas (ORUCT), and being the same tract of land described in deed dated March 26, 2007, from Michael Dabreu to Tori Dabreu, recorded in Vol. 726, Pg. 436, of the Official Public Records, Upshur County, Texas (OPRUCT), and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference as though set forth at length.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this Sept 23, 2021.

Robert S. McGinnis, Jr.
Substitute Trustee

STATE OF TEXAS)(

COUNTY OF BOWIE)(

BEFORE ME, the undersigned authority, on this day personally appeared Robert S. McGinnis, Jr., known to me to be the person whose name appears on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS my hand and official seal this Sept 23, 2021.

Notary Public
State of Texas
My Commission Expires:

VALERIE Y LINDSEY
Notary Public, State of Texas
Comm. Expires 11-15-2023
Notary ID 868975-1

ntcRRUpshur.wpd

EXHIBIT

A

All that certain lot, tract or parcel of land being 2.98 acres of land situated in the Polly Glascow Survey, A-174, Upshur County, Texas, and being out of the west part of that certain 9.98 acres tract described in deed from John E. Fant to Veterans Land Board of the State of Texas, recorded in Vol. 127, Pg. 111, of the Official Records, Upshur County, Texas (ORUCT), and being the same tract of land described in deed dated March 26, 2007, from Michael Dabreu to Tori Dabreu, recorded in Vol. 726, Pg. 436, of the Official Public Records, Upshur County, Texas (OPRUCT), and being more particularly described as follows:

BEGINNING at a capped 1/2" steel rebar (RPLS No. 2744) found in the south line of the Mickey Mitchell, et ux, 20.0 acres tract (Deed Reference: Vol. 375, Pg. 161, Deed Records, Upshur County, Texas), same being the north line of the said 9.98 acres for the NW Corner of the David L. Goode and Karen L. Goode, 6.145 acres tract (Deed Reference: Vol. 708, Pg. 376, OPRUCT) and being the NE Corner of this tract;

THENCE: S 01 deg. 53' 43" E, across the said 9.98 acres tract and with the west line of the said 6.145 acres tract, 344.30 feet, to a 90d nail found in the centerline of Reddick Road for the SW Corner of the 6.145 acres tract and being the SE Corner of this tract;

THENCE: S 86 deg. 48' 58" W (which bearing is the basis of orientation for this description per said Vol. 726, Pg. 436), with and along the said centerline of Reddick Road, 370.24 feet, to a 90d nail found for the SE Corner of the Mickey Mitchell, et ux, 7 acres tract (Deed Reference: Vol. 143, Pg. 437, Deed Records, Upshur County, Texas), same being the SW Corner of the said 9.98 acres tract and the SW Corner of this tract;

THENCE: N 01 deg. 53' 05" W, with and along the east line of the said 7 acres tract and the west line of the said 9.98 acres tract, 366.54 feet, to a 3/8" steel rebar set for the NE Corner of the 7 acres tract and being the NW Corner of the 9.98 acres tract and the NW Corner of this tract, from which a found 1/2" steel rebar bears N 09 deg. 48' 20" E, 2.29 feet;

THENCE: N 88 deg. 42' 34" E, with and along the said south line of the 20 acres tract and the north line of the said 9.98 acres tract, 370.10 feet, to the POINT OF BEGINNING and containing 2.98 acres of land, more or less.

PERMITTED ENCUMBRANCES:

1. Title to all of the oil, gas and minerals of every kind and character in, on and under the insured premises, together with all rights, privileges and immunities relating thereto, heretofore reserved or conveyed by predecessor in title. Mineral Reservations set forth in instrument filed for record in Volume 234, Page 371, Volume 366, Page 355, Volume 375, Page 95, Deed Records and Volume 102, Page 282, Official Records, Upshur County, Texas.

2. Right of Way dated October 31, 1975, executed by Joyce Phillips to Upshur-Rural Electric Cooperative Corporation filed for record on October 31, 1975, in Volume 372, Page 191, Deed Records, Upshur County, Texas.

3. Water Well located on the Northwest portion of the property as shown on a survey dated July 23, 2007, prepared by Gary E. Blackaller, Registered Professional Land Surveyor Number 4445, Job Number 070746U.

4. Protrusion of a Barbed Wire fence outside the West lot line as shown on a survey dated July 23, 2007, prepared by Gary E. Blackaller, Registered Professional Land Surveyor Number 4445, Job Number 070746U.

5. Overhead Power Line traversing across the East Central portion of the property as shown on a survey dated July 23, 2007, prepared by Gary E. Blackaller, Registered Professional Land Surveyor Number 4445, Job Number 070746U.