

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 15<sup>th</sup> day of April, 2016, GLENN W. MANSFIELD, executed a Deed of Trust 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 Deed of Trust being recorded in County Clerk's File No. 2016-00338842, in the Official Public Records of Angelina 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 1<sup>st</sup> day of November, 2022, between 10:00 o'clock a.m. and 1:00 p.m., I will sell said Real Estate in the hallway outside the Commissioner's Courtroom adjacent to the atrium or the front steps of the main entrance to the Angelina County Courthouse, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Angelina County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

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

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

WITNESS MY HAND this 14<sup>th</sup> day of September, 2022.



KEARBY R. DICKESON, Substitute Trustee  
909 East Southeast Loop 323, Suite 400  
Tyler, TX 75701

FILED  
AT 1:53 O'CLOCK PM

SEP 22 2022

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas

By co

**EXHIBIT "A"**

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. DRIVER SURVEY, ABSTRACT NO. 769 and being all of that certain 3.00 acre tract described in a deed from L.C. Ellington, et ux to Felton Harvey, et ux dated May 16, 1996 and recorded in Volume 1059 on Page 112 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the aforesaid referred to Harvey 3.00 acre tract and the Northeast corner of that certain 2.99 acre tract described in a deed from Joe W. Tillman, et al to Tony L. Dobyms, et ux dated November 26, 1996 and recorded in Volume 1084 on Page 589 of the Real Property Records of Angelina County, Texas, a 1/2" rod (at a fence corner) found for corner in the South boundary line of that certain 10.80 acre tract described in a deed from Melvin H. Hall, et al to Kenneth D. McShan, et ux dated January 14, 1997 and recorded in Volume 1088 on Page 475 of the Real Property Records of Angelina County, Texas;

THENCE N 70° 23' 29" E (called N 70° 23' 29" E) with the North boundary line of the said Harvey 3.00 acre tract, the South boundary line of the said 10.80 acre tract, and the South boundary line of that certain tract described in a deed from Hebron Elton Cook, et al to Ronald S. Driver dated October 24, 1983 and recorded in Volume 552 on Page 414 of the Deed Records of Angelina County, Texas, at 171.17 feet pass on line a 1/2" pipe found for the Southeast corner of the said 10.80 acre tract and the Southwest corner of the said Driver tract, at 339.16 feet (called 339.13 feet) the Northeast corner of the said Harvey 3.00 acre tract and the Northwest corner of that certain 3.00 acre tract described in a deed from John H. Pitman, et ux to Tommy G. Pitman, et ux dated July 26, 1995 and recorded in Volume 1046 on Page 572 of the Real Property Records of Angelina County, Texas, a 1/2" rod found for corner;

THENCE S 19° 36' 14" E (called S 19° 36' 31" E) with the East boundary line of the said Harvey 3.00 acre tract and the West boundary line of the said Pitman 3.00 acre tract, at 370.64 feet (called 372.26 feet) the Southeast corner of the said Harvey 3.00 acre tract and the Southwest corner of the said Pitman 3.00 acre tract, a 1/2" pipe set for corner in the curving North right-of-way line of State Highway No. 103 (120 feet wide right-of-way), said pipe witnessed by a 1/2" rod bearing S 19° 36' 14" E 1.73 feet and a concrete right-of-way monument bearing N 67° 31' 09" E 143.98 feet;

THENCE Southwesterly with a 00° 59' 23" curve to the left (Central Angle = 03° 22' 16" Radius = 5789.58 feet with Long Chord Bearing and Distance = S 65° 11' 59" W 340.59 feet (called S 65° 25' 52" W 340.40)) with the South boundary line of the said Harvey 3.00 acre tract and the North right-of-way line of the said State Highway No. 103, at 340.64 feet (called 340.45 feet) the Southwest corner of the said Harvey 3.00 acre tract and the Southeast corner of the aforesaid Dobyms 2.99 acre tract, a 1/2" pipe set for corner (at a fence corner), said pipe witnessed by a 1/2" rod bearing S 35° 58' 01" E 0.37 feet, a 1/2" pipe (at a 1/2" rod) bearing S 19° 35' 59" E 0.36 feet, and a concrete right-of-way monument bearing S 60° 56' 12" W 525.11 feet;

THENCE N 19° 35' 59" W (called N 19° 36' 31" W) with the West boundary line of the said Harvey 3.00 acre tract and the East boundary line of the said Dobyms 2.99 acre tract, at 401.46 feet (called 401.69 feet) the point and place of beginning and containing 2.99 acres of land, more or less.