

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
IN MY OFFICE  
AT 3:00 O'CLOCK P M

Matter No.: 066971-TX

Date: August 28, 2018

SEP 10 2018

County where Real Property is Located: Panola

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY T. Endsley DEPUTY

ORIGINAL MORTGAGOR: RONALD B. SEGURA, JR.  
ORIGINAL MORTGAGEE: SABINE STATE BANK & TRUST COMPANY  
CURRENT MORTGAGEE: SABINE STATE BANK & TRUST COMPANY  
MORTGAGE SERVICER: SABINE STATE BANK & TRUST COMPANY

DEED OF TRUST DATED 8/12/2015, RECORDING INFORMATION: Recorded on 8/12/2015, as Instrument No. 191560 in Book OR 1837 Page 254 Non Material Error Correction Affidavit Recorded on 05/01/2018 under Doc# 208610 BK OR VOL 1963 PG 217

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN 4.300 ACRE TRACT OF LAND, A PART OF J.D. GRUBBS SURVEY, ABSTRACT NO. 901, PANOLA COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/2/2018**, the foreclosure sale will be conducted in **Panola** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

SABINE STATE BANK & TRUST COMPANY is acting as the Mortgage Servicer for SABINE STATE BANK & TRUST COMPANY who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SABINE STATE BANK & TRUST COMPANY, as Mortgage Servicer, is representing the Mortgagee, whose address is:


SABINE STATE BANK & TRUST COMPANY  
765 SHREVEPORT HIGHWAY  
MANY, LA 71449

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.




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**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.**

By:  Substitute Trustee  
SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS,  
HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST.  
PIERRE, RONNIE HUBBARD, CAROL HAMPTON, PAUL A.  
HOEFKER, ROBERT L. NEGRIN

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

  
Sheryl LaMont 9-10-18

## EXHIBIT "A"

All that certain 4.300 acre tract of land, a part of the J. D. GRUBBS Survey, Abstract No. 901, Panola County, Texas, and being that same tract of land called 4 acres described in a Correction Warranty Deed from Crawford Barnett and wife, Ivy L. Barnett, to Jeanette Barnett Sanders, dated July 13, 2001, recorded in Vol. 1125, Page 485 of the Official Public Records of Panola County, Texas, being out of a tract of land originally called 15.2 acres described in a deed from W. W. Grubbs, et al, to Mrs. D. T. Grubbs, dated November 3, 1926, recorded in Vol. 71, Page 105 of the Panola County Deed Records, and the said 4.300 acre subject tract is more particularly described as follows:

BEGINNING at a 1/4-inch iron rod set for the Northwest corner of the said original called 15.2 acre tract at an inner ell corner of the said GRUBBS Survey, same being the Northeast corner of that certain called one acre tract of land described in a deed from J. E. Sikes, et al, to W. E. Henry, dated August 21, 1952, recorded in Vol. 326, Page 111 of the said Panola County Deed Records;

THENCE North 89° 43' 38" East with the North boundary line of the said original tract a distance of 756.25 feet to a point for a corner in Panola County Road No. 455 in the North boundary line of that certain called 3.189 acre tract of land described in a deed from Hugh Leslie Barnett, et ux, to Valerie Dell Ramsey, dated November 26, 2012, recorded in Vol. 1699, Page 500 of the said Official Public Records, from which a 1/4-inch iron rod set for a reference corner bears South 89° 43' 38" West at a distance of 85.00 feet;

THENCE with the center line of the said County Road No. 455 as follows:

South 72° 19' 24" West a distance of 7.15 feet,

South 61° 50' 45" West a distance of 69.89 feet, and

South 51° 12' 55" West a distance of 123.74 feet to a point for the Northwest corner of the said Ramsey tract, from which a 1/4-inch iron rod found for a reference corner bears South 49° 02' 03" East at a distance of 29.04 feet, same being the most Northerly corner of that certain called 1.5 acre tract of land described as "Tract Two" in a deed from Doris Autrey to Shannon Bixler, dated September 25, 1996, recorded in Vol. 986, Page 7 of the said Official Public Records;

THENCE South 46° 38' 18" West continuing generally with the said County Road center line a distance of 482.89 feet to a steel spike set for a corner at its intersection with the Northeast Right-of-Way line of Farm-to-Market Road No. 31;

THENCE North 50° 10' 33" West with the said Farm-to-Market Road Right-of-Way line, passing a 1/4-inch iron rod set for a reference corner at 25.00 feet, and continuing on for a total distance of 312.74 feet to a 1/4-inch iron rod set for the Southwest corner of the subject tract in the Southerly West line of the said GRUBBS Survey, same being the most Southerly corner of the above mentioned Henry tract called one acre;

THENCE North 0° 01' 15" West partially with a ditch along the East boundary line of the said tract a distance of 240.32 feet to the Point of Beginning, containing a total area of 4.300 acres.