

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 9<sup>th</sup> day of December, 2009, MOHAMMED AYUB and wife, SABA AYUB, executed a Deed of Trust conveying to ROYCE FLETCHER, Trustee, the Real Estate hereinafter described, to secure TEXAS NATIONAL BANK OF JACKSONVILLE in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1541, Page 66 and Volume 2059, Page 451, Official Public Records of Panola County, Texas; 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 6<sup>th</sup> day of December, 2016, between 1:00 o'clock p.m. and 4:00 o'clock p.m., I will sell said Real Estate on the East Courthouse steps in Panola County, Texas, to the highest bidder for cash.

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


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

WITNESS MY HAND this 4<sup>th</sup> day of November, 2016.

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

FILED FOR RECORD  
IN MY OFFICE  
AT 11<sup>00</sup> O'CLOCK aM

NOV 07 2016

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY  DEPUTY

## EXHIBIT "A"

All that certain lot or parcel of land, a part of the GEORGE GOODWIN SURVEY, Abstract No. 224, Panola County, Texas, and being a portion of Lot No. 5 of Block No. 208 of the City of Carthage, Texas, per City Plat recorded in Volume 3, Page 396 of the Plat Records of Panola County, Texas, the said Lot No. 5 being described by reference in a deed from Sander Christison and husband, Mark Christison, to Wayne Bagley and wife, Linda Bagley, dated February 25, 2003, recorded in Volume 1178, Page 534 of the Official Public Records of Panola County, Texas, and the said subject lot or parcel of land is more particularly described as follows:

BEGINNING at a 3/4-inch iron rod found for the Southeast corner of the said Lot No. 5 in the North Right-of-Way line of West Ash Street;

THENCE North 8 degrees 48' 38" West with the East boundary line of the said Lot No. 5 a distance of 100.51 feet to a 1/2-inch iron rod set for a corner;

THENCE South 80 degrees 24' 21" West a distance of 108.30 feet to a 1/2-inch iron rod set for a corner in the East Right-of-Way line of Sunset Street;

THENCE South 8 degrees 47' 28" East with the East Right-of-Way line of Sunset Street and the West boundary line of the said Lot No. 5 a distance of 100.75 feet to a 5/8-inch iron rod found for the Southwest corner in the North Right-of-Way line of West Ash Street;

THENCE North 80 degrees 16' 45" East with the North Right-of-Way line of West Ash Street a distance of 108.33 feet to the Point of Beginning, containing a total area of 0.250 of an acre, more or less.