ORIGINAL

NO. _____ TIME 3:15pm

NOV 12 2024

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By Kelly Price

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

1. **Date, Time, and Place of Sale.**

Date: **December 3, 2024**

Time: The sale will begin at **10:00 AM** or not later than three hours after that time.

Place: Under the stairs of the North entrance of the Tyler County Courthouse, 100 West Bluff, Woodville, Tyler County, Texas or such other location as may be designated by said County Commissioners' Court

2. **Terms of Sale.** CASH: "AS IS" "WHERE IS" and "WITH ALL FAULTS." No warranties will be given, except as to the real property warranty of title, if any, as provided in the deed of trust, with such title to be subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders should conduct an independent investigation of the nature and physical condition of the property.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the **Deed of Trust dated December 13, 2021** and recorded in **Volume 1289, Page 259** in the Official Records of **Tyler County**, Texas with **BETTY MURREL CHANDLER**, grantor and **Harry J. Brooks**, trustee.

4. **Obligations Secured.** The Deed of Trust executed by **BETTY MURREL CHANDLER**, secures the payment of the indebtedness in the original principal amount of **$160,000.00**, and obligations therein described including but not limited to the Home Equity Extension of Credit ("Note") and all modifications, renewals and extensions thereof. **CITIZENS STATE BANK, 102 West Bluff, Woodville, TX 75979,** is the current holder and owner of the Note and Deed of Trust. Default has occurred under the terms of the Note, and the indebtedness evidenced therein is now wholly due. The owner and holder of said indebtedness has requested the undersigned Substitute Trustee to offer the Property for sale toward satisfaction of the indebtedness.

5. **Property to Be Sold**. The property to be sold is commonly known as **423 County Road 2580, Colmesneil, Texas 75938**, having the mailing address of 423 County Road 2580, Woodville, TX 75938, with the following legal description:

TRACT ONE: Being 1.000 acre of land out of Abstract 431, the Larany Lewis Survey, Tyler County, Texas, and being a part of that 22.449 acre tract (22.452 acres by resurvey dated November 1, 2006) conveyed by Don C. Marler, et al, to James N. Chandler, et al, by deed dated June 9, 2000, recorded in Volume 677, Page 359, Official Public Records, Tyler County, Texas. Said 1.000 acre of land, more or less, being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes. [Attached hereto as Page 1 of 2 of Exhibit "A" and incorporated herein by this reference as though set forth hereat in full]

TRACT TWO: Being an Access Easement containing 0.445 of an acre of land, out of Abstract 431, the Larany Lewis Survey, Tyler County, Texas, and being out of and a part of the above described 22.449 acre tract. Said Access Easement being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein for all purposes. [Attached hereto as Page 2 of 2 of Exhibit "A" and incorporated herein by this reference as though set forth hereat in full]

6. **Substitute Trustee**. The undersigned is the Substitute Trustee as appointed pursuant to, and in the manner authorized by, the said Deed of Trust.

Richard D. Brady, Substitute Trustee, (936) 336-7171
THE BRADY FIRM, PC, 2123 North Blvd, Houston, Texas 77098

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.

FIELD NOTES

Tract One:

Being 1.000 acres of land out of Abstract 431, the Larany Lewis Survey, Tyler County, Texas, and being a part of that 22.449 acre tract (22.452 acres by resurvey dated November 1, 2006) conveyed by Don C. Marler, et al, to James N. Chandler, et al, by a deed dated June 9, 2000 and recorded in Volume 677, Page 359 of the Official Records of Tyler County, Texas, said 1.000 acres being more fully described as follows:

Beginning in the West line of the above described 22.452 acre tract at a point North 00° 51' 32" West, 75.88 feet from the Southwest corner of same, an iron stake set for corner in the West line of the above described Lewis Survey same being the East line of Abstract 514, the William A. Parsons Survey;

Thence North 00° 51' 32" West, with the West line of the said Lewis Survey, 180.00 feet to a West line corner of the said 22.452 acre tract at the Northeast corner of the said Parsons Survey and the Southeast corner of Abstract 764, the Henry Cline Survey, a concrete monument found for corner;

Thence North 89° 08' 28" East, 242.00 feet, an iron stake set for corner;

Thence South 00° 51' 32" East, at 107.53 feet pass the Northwest corner of a 0.445 acre Access Easement surveyed this day out of the said 22.452 acre tract, at 139.90 feet pass the Southwest corner of the said Access Easement, and continuing for a total distance of 180.00 feet, an iron stake set for corner;

Thence South 89° 08' 28" West, 242.00 feet to the Place of Beginning containing 1.000 acres of land.

Surveyed May 28, 2008

M. C. Strother, Registered Professional
Land Surveyor No. 2047

STATE OF TEXAS
REGISTERED
M.C. STROTHER
2047
PROFESSIONAL
LAND SURVEYOR

FIELD NOTES
(ACCESS EASEMENT)

Tract Two:

Being 0.445 acres of land out of Abstract 431, the Larany Lewis Survey, Tyler County, Texas, and being a part of that 22.449 acre tract (22.452 acres by resurvey dated November 1, 2006) conveyed by Don C. Marler, et al, to James N. Chandler, et al, by a deed dated June 9, 2000 and recorded in Volume 677, Page 359 of the Official Records of Tyler County, Texas, said 0.445 acres being more fully described as follows:

Beginning in the East line of the above described 22.452 acre tract at a point North 22° 59' 50" East, 33.81 feet from the Southeast corner of same, a point for corner in the centerline of County Road 2580;

Thence Westerly, generally with the South side of an existing rock drive, as follows:
(1). North 60° 14' 32" West, 88.99 feet, a point for corner;
(2). North 79° 25' 22" West, 37.50 feet, a point for corner;
(3). North 85° 53' 00" West, 402.79 feet, a point for corner;
(4). North 52° 53' 37" West, 99.13 feet, a point for corner;
(5). North 68° 46' 48" West, 11.89 feet to the East line of a 1.000 acre tract surveyed this day out of the said 22.452 acre tract, a point for corner;

Thence North 00° 51' 32" West, with the East line of the said 1.000 acre tract, 32.37 feet, a point for corner on the North side of the said rock drive;

Thence Easterly, generally with the North side of the said drive, as follows:
(1). South 68° 46' 48" East, 20.25 feet, a point for corner;
(2). South 52° 53' 37" East, 93.43 feet, a point for corner;
(3). South 85° 53' 00" East, 395.60 feet, a point for corner;
(4). South 79° 25' 22" East, 44.27 feet, a point for corner;
(5). South 60° 14' 32" East, 90.50 feet to the East line of the said 22.452 acre tract, a point for corner in the centerline of the said County Road 2580;

Thence South 22° 59' 50" West, with the East line of the said 22.452 acre tract and the centerline of the said County Road, 30.21 feet to the Place of Beginning containing 0.445 acres of land.

Surveyed May 29, 2008

M. C. Strother, Registered Professional
Land Surveyor No. 2047

STATE OF TEXAS
M.C. STROTHER
2047
REGISTERED
LAND SURVEYOR