

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 10:40 O'CLOCK A.M.

DEC 20 2018

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By *[Signature]*

STATE OF TEXAS *
*
COUNTY OF ANGELINA *

Notice is hereby given that, whereas on the 6th day of June, 2016, CURTIS MESSER and EMILY MESSER, Grantors, conveyed to RUSSELL GIDEON, Trustee for the benefit of AUSTIN BANK TEXAS, N.A., certain property situated in Angelina County, Texas, to secure the payment of one certain note therein described, which is described in that certain Deed of Trust is recorded under County Clerk's File Number 2016-00340753, Official Public Records of Angelina County, Texas, as Modified in that certain Modification recorded under County Clerk's File Number 2017-00355888, Official Public Records of Angelina County, Texas, as Corrected in that certain Correction Deed of Trust recorded under County Clerk's File Number 2017-00355890, Official Public Records of Angelina County, Texas, to which record reference is here made to more fully show the wording and effect of such instrument and the property covered by it; and whereas the said Deed of Trust specifically authorizes the appointment of a Substitute Trustee by the beneficiary of the said Deed of Trust in case of the Trustee's inability to serve, and whereas the said RUSSELL GIDEON is unable to serve, and whereas, by authority of the said Deed of Trust, AUSTIN BANK TEXAS, N.A. as holder thereunder, did on the 12th day of December, 2018, appoint me, GEORGE T. HOLLAND, as Substitute Trustee, and whereas the said CURTIS MESSER having made default in the payment of the Note described in such instrument; and whereas the said beneficiary, AUSTIN BANK TEXAS, N.A., has requested me to enforce such trust:

NOW, THEREFORE, I, GEORGE T. HOLLAND, Substitute Trustee as aforesaid, hereby give notice that I will accordingly, after due posting of this Notice as required by such Deed of Trust, sell on Tuesday, **February 5, 2019**, (that being the first Tuesday of said month) at public auction to the highest bidder for cash in the area officially designated for foreclosure sales at the Angelina County Courthouse in Lufkin, Texas, between the hours of 11:00 o'clock A.M. and 2:00 o'clock P.M. of that day (the earliest time at which such sale will occur being 11:00 o'clock A.M.), the following described property, to-wit:

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being Tract No. One (1), less .500 acre that has been deeded and is recorded in Volume 633, page 11 of the Deed Records of Angelina County, Texas. The remainders of Tract One (1) is 5.318 acres from an original 5.818 acre tract, as the same appears upon the official map or plat from said subdivision which is of record in Cabinet A, Slide 178 A & B, of the Map and Plat Records of Angelina County, Texas to which reference is hereby made for any and all purposes.

Pursuant to Section 51.002 of the *Texas Property Code* (b)(1), I would advise you of the following:

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.

EXECUTED this 18th day of December, 2018.

[Signature]

GEORGE T. HOLLAND, Substitute Trustee

Property Address:

439 Gordon Way
Lufkin, Texas 75904

Substitute Trustee's Address:

George T. Holland
Holland & Endres
P. O. Box 747
Tyler, Texas 75710
Phone: 903/593-9950
Fax: 903/593-9975
email: gtholland@suddenlinkmail.com