

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 09, 2018

REAL ESTATE DEED OF TRUST (With Future Advance Clause):

Dated: November 02, 2007

Grantor: DEBORAH J. McCOY
1389 BURNS RD
HUNTINGTON, TX 759490000

**Grantor's
County:** Angelina County, Texas

Beneficiary: *BancorpSouth Bank*
PO Box 4360
Tupelo, MS 38803-4360
Lee County

Trustee: BETH FINNERUD
PO Box 4360
Tupelo, MS 38803-4360
Lee County

Recorded: Angelina County Clerk's Instrument Number: "2007-00236855" in the Official Public Records of the Angelina County Clerk's Office, located in Lufkin, Texas, on or about November 05, 2007

Property (including any improvements):

Physical address of Property:

1403 Atkinson Dr., Lufkin, TX 75901 – [Angelina County, TX]

Legal Description of Property:

SEE EXHIBIT "A" attached hereto and incorporated herein for all purposes and to which reference is hereby made for any and all purposes.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures, and replacements that may be part of the real estate described; and

FILED
AT 12:04 O'CLOCK P.M.
FEB 09 2018
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: mes

ASSIGNMENT OF LEASES AND RENTS as described more fully in paragraph 13. of the Deed of Trust referenced herein and incorporated herein for all purposes.

(Collectively, referred to herein as "Property")

Date of Sale

of Property: First Tuesday in March, 2018, being Tuesday, **MARCH 06, 2018**

Time of Sale

of Property: Between the hours of 10:00 a.m. and 1:00 p.m. and to commence at a time no earlier than 10:00 a.m. or within 3 hours thereafter.


Place of Sale

of Property: **Angelina County Courthouse Annex, 606 East Lufkin Ave., Lufkin, Texas 75901, in the hallway outside the Commissioners' Courtroom adjacent to the Atrium; OR, ALTERNATIVELY, the front steps of the main entrance to the Angelina County Courthouse, 215 East Lufkin Ave., Lufkin, Texas 75901**

Because of default in performance of the obligations of the Deed of Trust (including any and all subsequent extensions, renewals, modifications or substitutions of the secured note) described herein, the undersigned Substitute Trustee or Joshua P. Searcy as Substitute Trustee(s) will sell the property described hereinabove by public auction to the highest bidder for cash at the place, date and time specified above to satisfy the debts secured by the Deed of Trust, pursuant to authority conferred on said Substitute Trustee in said Deed of Trust.

Notice: 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 09TH day of FEBRUARY, 2018


DAWN CAMERON,
Substitute Trustee
c/o Searcy & Searcy, P.C.
P.O. Box 3929
Longview, TX 75606
Tel (903) 757 3399
Fax (903) 757 9559
Email: dawncs@jrsearcylaw.com

OR

JOSHUA P. SEARCY,
Substitute Trustee
Searcy & Searcy, P.C.
P.O. Box 3929
Longview, TX 75606
Tel (903) 757 3399
Fax (903) 757 9559
Email: joshsearcy@jrsearcylaw.com

CERTIFICATE OF POSTING

My name is Betty M. Allen, and my address is c/o Searcy & Searcy,
P.C., P.O. Box 3929, Longview, TX 75606. I declare under penalty of perjury that on
Feb. 9, 2018 [date] I filed and caused to be posted this Notice at the required posting location at
the office of the ANGELINA COUNTY CLERK located in the ANGELINA COUNTY COURTHOUSE, Lufkin,
TX.

Betty M Allen
(Signature)
Betty M. Allen
(Printed Name)
2-9-18
(Date)

TO BE FILE-MARKED AND POSTED-
THIS NOTICE WAS SUBMITTED AND PREPARED BY:

Joshua P. Searcy
Searcy & Searcy, P.C.
Attorneys for Lender/Beneficiary, BancorpSouth Bank
P.O. Box 3929
Longview, TX 75606
Tel 903.757.3399
fax 903.757.9559
email: joshsearcy@jrsearcylaw.com

EXHIBIT

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A

TRACT NO. 1

All that certain lot, tract or parcel of land lying and situated in Lufkin, Angelina County, Texas, and being the East 1/2 of Lot 24 and the West 1/2 of Lot 25, Block 2 of the Southland Addition to the City of Lufkin, Texas, as the same appears upon the official map or plat of said Addition, which is of record in Cabinet A, Slide 13-A, Map and Plat Records, Angelina County, Texas.

TRACT NO. 2

All that certain tract or parcel of land lying and situated in Lufkin, Angelina County, Texas, and being a part or portion of Lot 25, Block 2 of the Southland Addition to the City of Lufkin, Texas, as the same appears upon the official map or plat which is of record in Cabinet A, Slide 13-A, Map and Plat Records, Angelina County, Texas, and the said part or portion being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a point of 23. Ft. S 71 W from the SE corner of Lot 25, and the SW corner of Lot 26 in Block 2 of the Southland Addition, aforesaid, a stake for corner in the NB line of State Highway 103;
THENCE S 71 W with the SB line of Lot 24 at 12 Ft. To a stake for corner in the NB line of State Highway 103;
THENCE N 19 W at 136.0 Ft. to a stake for corner in the NB line of said Lot 25;
THENCE N 70 E with the NB line of same, at 12 Ft. to a stake for corner, said point being 23 Ft. S 70 W from the NE corner of Lot 25 and the NW corner of Lot 26 in said Block 2 of the Southland Addition, aforesaid;
THENCE S 19 E at 136.1 Ft. to the place of beginning, and containing 1632 sq. ft. of land, more or less, and being the same tract of land set out and described in that deed from R.B. Thompson, to B.T. Bell, et ux, dated December 14, 1957, of record in Volume 215, Page 12, Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes.