

Notice of Trustee's Sale

AT 5:30 O'CLOCK P M
FEB 26 2019
AMY FINCHER
County Clerk, County Court at Law
By Angelina County, Texas

Date: February 25, 2019
Trustee: Krystal E. Riley
Trustee's Address: 1616 S. Chestnut St.,
Lufkin, Texas 75901
Lender: Kathryn Braden
Note: Original principal sum of \$110,000.00 dated March 21, 2017.

Deed of Trust

Date: March 21, 2017
Grantor: Michael K. McMullen and Shelah J. McMullen
Lender: Kathryn Braden

Recording information: Deed of Trust dated March 21, 2017 and filed of record as Instrument No. 2017-00350621 of the Official Public Records of Angelina County, Texas.

Property: 0.230 acre, more or less, part of the McKinney & Williams Survey, Abstract No. 463, being situated in Angelina County, Texas and being more fully described by metes and bounds in Exhibit "A" attached.

County: Angelina County, Texas

Date of Sale (first Tuesday of month): April 2, 2019

Time of Sale: 1:00 PM, or within three hours thereafter.

Place of Sale: Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas in the hallway outside of the Commissioners' Courtroom adjacent to the atrium.

Krystal E. Riley is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Krystal E. Riley, Trustee

Exhibit A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the MCKINNEY & WILLIAMS SURVIVY, ABSTRACT NO. 463 and being all of that certain 0.230 acre tract described in a deed from T.B.M. Properties, Inc. to Robert C. Hill, et ux dated August 4, 1983 and recorded in Volume 548 on Page 599 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of the aforesaid referred to 0.230 acre tract and the Southeast corner of that certain 0.231 acre tract described in a deed from David John Nicholls, et ux to Clarence Dranssen, et ux dated April 21, 1995 and recorded in Volume 1008 on Page 474 of the Real Property Records of Angelina County, Texas, a 1/4" rod found for corner in the West margin of West Tulane Drive (approximately 22 feet from the existing centerline);

THENCE S 13° 03' 00" W (called S 13° 00' W) with the East boundary line of the said 0.230 acre tract and the West margin of the said West Tulane Drive, at 107.02 feet (called 107.02 feet) the Southeast corner of the said 0.230 acre tract, a 1/4" pipe set for corner the North margin of Kentwood Drive (approximately 26 feet from the existing centerline), said pipe being approximately 18 feet from the existing centerline of the said West Tulane Drive;

THENCE S 71° 38' 23" W (called S 71° 34' W) with the North boundary line of the said 0.230 acre tract and the North margin of the said Kentwood Drive, at 80.01 feet (called 80.00 feet) the Southwest corner of the said 0.230 acre tract and the Southeast corner of that certain 0.23 acre tract described in a deed from William Wesley Moore, et ux to Jesus Corella Mondragon, et ux dated May 20, 1987 and recorded in Volume 682 on Page 448 of the Real Property Records of Angelina County, Texas, a 1/4" pipe set for corner witnessed by a 1/4" rod at a power pole (which does not appear to be in the correct location for the Southwest corner of the said 0.23 acre tract) bearing S 72° 21' 45" W 80.09 feet and a 1/4" rod found for the Southwest corner of that certain tract described in a deed from Thendore C. Kanko, et ux to George A. Nottleman dated August 30, 1985 and recorded in Volume 600 on Page 343 of the Real Property Records of Angelina County, Texas, bearing S 71° 38' 23" W 160.02 feet, said pipe being approximately 24 feet from the existing centerline of Kentwood Drive;

THENCE N 01° 33' 34" W (called N 01° 30' W) with the West boundary line of the said 0.230 acre tract and the East boundary line of the said 0.23 acre tract, at 119.80 feet (called 120.00 feet) the Northwest corner of the said 0.230 acre tract and the Northeast corner of the said 0.23 acre tract, a 1/4" rod found for corner in the South boundary line of the aforesaid 0.231 acre tract, said rod witnessed by a 1/4" rod (at a fence corner) found for the Southwest corner of the said 0.231 acre tract and the Southeast corner of a 0.321 acre tract described in a deed from John G. Davis, et ux to John William Davis dated January 21, 1994 and recorded in Volume 951 on Page 806 of the Real Property Records of Angelina County, Texas, bearing S 85° 55' 56" W 8.12 feet and a 1/4" rod found for the Northwest corner of the said 0.23 acre tract and the Northeast corner of the aforesaid Nottleman tract bearing S 82° 22' 08" W 82.95 feet;

THENCE two calls with the North boundary line of the said 0.230 acre tract and the South boundary line of the said 0.231 acre tract as follows:

- (1) N 82° 03' 36" E 73.82 feet (called N 82° 07' E 73.74 feet), a 1/4" rod found for corner witnessed by a fence corner bearing S 77° W 10.6 feet;
- (2) S 89° 04' 04" E (called S 89° 01' E), at 30.25 feet (called 30.17 feet) the point and place of beginning and containing 0.230 acre of land, more or less.