

("Commissioners"). In the event that early voting or elections is going on or in the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, all sales will be held on the front steps of the entrance to Angelina County Courthouse Annex. If early voting is going on and the weather is bad the sales will be held in the Angelina County Courthouse Annex Foyer located at 606 E. Lufkin Avenue, Lufkin, Texas, (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale), in which county the Property is situated, on December 4th, 2018, being the first Tuesday of said month, at 11:00 o'clock A.M. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of Debtor in all fixtures with personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personally pursuant to rights granted to Creditor under Section 9.501(d) of the Texas Business & Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

EXECUTED in multiple original copies on the 9th day of November, 2018.



Don W. Duran, Trustee under the Deed of Trust

EXHIBIT A

COMMONLY KNOWN AS
1688 KIRKLAND, LUFKIN, TX 75901

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the BARR AND DAVENPORT (ESTEPHEN GOGUETE) SURVEY, ABSTRACT NO. 4 and being a part or portion of that certain 22.766 acre tract of land (Save and Except 11.195 acres) described in a Deed from Woodrow F. Lewis to George B. Sigler, dated December 3, 1985 and recorded under Clerk's File No. 10776 of the Angelina County Clerk's Office, Angelina County, Texas, to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING S 77 deg. 11' 41" E 228.60 feet from the Southwest corner of the aforesaid referred to 22.766 acre tract, a point for corner on the most Western South boundary line of the said 22.766 acre tract same being in a Oiled County Road;

THENCE N 5 deg. 00' 00" E at 15.00 feet, pass on line a 1/2" iron pin found for reference corner, at 207.85 feet, a 1/2" iron pin found for corner;

THENCE S 85 deg. 00' 00" E, at 196.80 feet, at 1/2" iron pin found for corner;

THENCE S 5 deg. 00' 00" W at 219.83 feet, pass on line a 1/2" iron pin set for reference corner at 234.83 feet, intersect the most Western South boundary line of the said 22.766 acre tract, a point for corner in the said Oiled County Road;

THENCE N 77 deg. 11' 41" W, with the most Western South Boundary line of the said 22.766 acre tract, at 198.64 feet, the point and place of beginning and containing 1.000 acre of land, more or less, of which approximately 0.05 acre lies within the said Oiled County Road.