

FILED
AT 3:00 O'CLOCK P.M.
SEP 09 2016
AMY FINCHER
County Clerk, County Court at Law
By Angelina County, Texas


M & M WATER SUPPLY CORPORATION

4616 EAST STATE HWY 103 LUFKIN, TEXAS 75901
(936) 632-8224 Fax (936) 632-8264

M&M Water Supply Corporation will hold a REGULAR MONTHLY MEETING OF THE BOARD OF DIRECTORS at 6:30pm on Monday, September 12, 2016 at the M&M WSC office located at 4616 E State Hwy 103 Lufkin, TX.

AGENDA:

Establishment of Quorum; Call to Order

Acknowledgement of Visitors, if any present

Review for approval the Minutes of last meeting

Field Operations Report

Office Operations Report

Business for Discussion and/or Action:

1. Current financial statement; accounts payables

Adjourn

I, the undersigned authority, do certify that the above notice of meeting of the governing body of M&M WSC is a true and correct copy of said notice and that this notice was posted at the corporation office and the Angelina County Courthouse – both places being convenient and accessible to the general public – on September 9, 2016 and remained posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Submitted by:


Phyllis Kovar

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 2:20 o'clock P.M.
SEP 09 2016
AMY FINCHER
County Clerk
Angelina County, Texas

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.

THE STATE OF TEXAS)
COUNTY OF ANGELINA)

Notice is hereby given that whereas, on January 3, 2003, Tammie L. McDonald, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 1692, Page 235, Official Public Records, Angelina County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

August 3, 2016, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the Angelina County Annex, 606 East Lufkin Avenue, Lufkin, Texas, in the hallway outside the Commissioner's Courtroom adjacent to the Atrium in Lufkin, Angelina County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of October, being the 4th day of October 2016, the following land located in said county and more particularly described as follows:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the **J.F. RUNNELS SURVEY, ABSTRACT NO. 834** and being all that certain called 0.450 acre tract conveyed to D.E. Bitner, et ux in the document recorded in Volume 542 on Page 341 of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a ½" iron pin found for the Southeast corner of the aforesaid referred to 0.450 acre tract and the most Southerly Northeast corner of a called 12.813 acre tract described in the Contract of Sale and Purchase recorded in Volume 420 on Page 662 of the said Deed Records, on the West Right-of-Way line of North Bayou Village Road;

THENCE, along the common boundary lines of the said 0.450 acre tract and the said 12.813 acre tract the following two (2) courses:

1. S 87° 38' 00" W at 192.24 feet a ½" iron pin found for the Southwest corner of the said 0.450 acre tract and an ell corner of the said 12.813 acre tract;

2. N 05° 35' 45" W at 100.12 feet a ½" iron pin found for the Northwest corner of the said 0.450 acre tract and the Southwest corner of a called 0.474 acre tract conveyed to Eddie Colvin, et ux in the document recorded in Volume 817 on Page 888 of the Real Property Records of the said County;

THENCE, along the common boundary line of the said 0.450 acre tract and the said 0.474 acre tract, N 87° 40' 02" E at 200.11 feet a ½" iron pin found for the Northeast corner of the said 0.450 acre tract and the Southeast corner of the said 0.474 acre tract on the said ROW line;

THENCE, along the East boundary line of the said 0.450 acre tract and along the said ROW line, S 01° 04' 58" E at 99.87 feet the **POINT AND PLACE OF BEGINNING** and containing 0.450 acre of land, more or less.

The bearings for this tract are based on the South boundary line of the said 0.450 acre tract.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Shortages in area.
2. Restrictions and restrictive covenants recorded in Volume 333, Page 158. Deed Records, Angelina County, Texas.
3. Any portion of the subject property lying within the boundaries of public or private roadways whether dedicated or not.
4. Utility line easement reserved in a deed recorded in Volume 542, Page 341, Deed Records, Angelina County, Texas.
5. Overhead electrical lines and encroachment or protrusion of the buildings, carport and well house into or outside the utility easement as shown on the Mortgage Loan Survey dated November 27, 2002, prepared by Al Hargraves, Jr., Registered Professional Land Surveyor No. 2075, Lufkin, Texas.
6. Unpaid ad valorem taxes.

EXECUTED this 16th day of AUGUST, 2016.



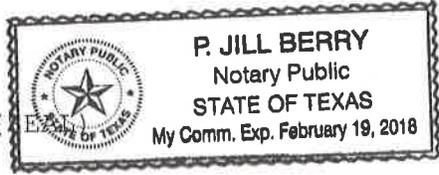
Bonita J. Davidson
Substitute Trustee
1520 East Denman Ave., Suite 104
Lufkin, Texas 75901
[936] 634-9900 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF ANGELINA)

This instrument was acknowledged before me on August 16,
2016, by Bonita J. Davidson, as Substitute Trustee.



[Handwritten Signature]

Notary Public, State of Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 3:20 O'CLOCK P.M.
SEP 09 2016
AWY FINCHER
County Clerk, County Court at Law
By: Angelina County, Texas
HLP

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.

THE STATE OF TEXAS)
COUNTY OF ANGELINA)

Notice is hereby given that whereas, on August 28, 2008, Sharonda N. Porter, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Document No. 2008-00247915, Official Records, Angelina County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

July 8, 2016, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the Angelina County Annex, 606 East Lufkin Avenue, Lufkin, Texas, in the hallway outside the Commissioner's Courtroom adjacent to the Atrium in Lufkin, Angelina County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of October, being the 4th day of October 2016, the following land located in said county and more particularly described as follows:

Being all that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being Lot Number Twelve (12) of BENTON RIDGE SUBDIVISION, located in Angelina County, Texas, as the same appears upon the official map or plat of said Addition of record in Cabinet D, Slide 21-A and 21-B of Map and Plat Records of Angelina County, Texas.

SUBJECT, HOWEVER TO THE FOLLOWING:

1. Restrictive covenants recorded in Volume 1521, Page 58, Official Public Records, Angelina County, Texas.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Visible and apparent easements on or across the property, the existence of which does not appear of record.
4. Any portion of the herein described property lying within the boundary of any road or roadway.
5. Right-of-Way Easement described in instrument from Angelina County Lumber Company to Texas Eastern Transmission Corporation, dated July 31, 1952, recorded in Volume 170, Page 368, Deed Records, Angelina County, Texas.
6. Right-of-Way Easement described in instrument from Angelina County Lumber Company to Angelina County, dated January 15, 1953, recorded in Volume 197, Page 412, Deed Records, Angelina County, Texas.
7. Right-of-Way Easement described in instrument from Old River Land and Cattle, LP to TXU Electric Company, dated September 9, 2001, recorded in Volume 1518, Page 205, Official Public Records, Angelina County, Texas.
8. Timber Purchase Agreement dated February 26, 1998, by and between Lufkin Timber Partners, LP, a Texas Limited Partnership and Champion International Corporation, as evidenced by memorandum of Timber Purchase Agreement dated February 26, 1998, recorded in Volume 1140, Page 814, Official Public Records, Angelina County, Texas.
9. Timber Deed by and between Cook Forestry Products, LLC and Champion International Corporation, recorded in Volume 1197, Page 883, Official Public Records, Angelina County, Texas.
10. Twenty-Five (25) Foot Building Setback Line(s) along the most Northern property line as shown on the official map or plat which is of record in Cabinet D, Slide 21-A&B, Map and Plat Records of Angelina County, Texas and per Restrictions recorded in Volume 1521, Page 58, Official Public Records, Angelina County, Texas.
11. Ten (10) Foot Utility Easement along the most Northern and Southern property lines as shown on the official map or plat which is of record in Cabinet D, Slide 21-A&B, Map and Plat Records of Angelina County, Texas.
12. Sixty (60) Foot Garage Setback Line(s) along the most Northern property line per Restrictions recorded in Volume 1521, Page 58, Official Public Records, Angelina County, Texas.
13. Unpaid ad valorem taxes.

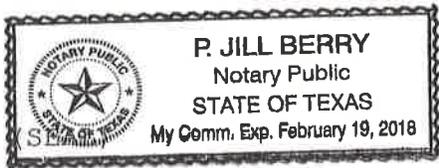
EXECUTED this 16th day of August, 2016.

Bonita J. Davidson
Bonita J. Davidson
Substitute Trustee
1520 E. Denman, Suite 104
Lufkin, Texas 75901
(936) 634-9900 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF ANGELINA)

This instrument was acknowledged before me on August 16,
2016, by Bonita J. Davidson, as Substitute Trustee.



[Signature]
Notary Public, State of Texas