FILED
AT 3:15 O'CLOCK p M
MAY 11 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All that certain or parcel lying and situated in Angelina County, Texas, out of the SANTIAGO ERIE SURVEY, ABSTRACT NO. 12, and being all of a 3.53 acre tract of land as set out and described as Tract One and all of a 7.65 acre tract of land as set out and described as Tract Two in that certain deed from Juanita Sisk, a widow to James Marion McClure, et ux, dated April 8, 1985, of record in Volume 583, Page 258 of the Real Property Records of Angelina County, Texas, SAVE AND EXCEPT: a 0.029 acre tract of land conveyed by deed from R. O. Sisk, et ux to United Gas Pipe Line Company, dated June 23, 1950, of record in Volume 152, Page 186 of the Deed Records of Angelina County, Texas, to which references are hereby made for any and all purposed, and the said tract or parcel of land begin more particularly described in attached Exhibit "A".

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: June 2, 2015

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: Angelina County Courthouse Annex Building in Lufkin, Texas, at the following location:

Angelina County Commissioner's Courtroom located at the Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas. In the event that early voting or an election is going on in the Commissioner's Courtroom, the sale will take place on the front steps of the Angelina County Courthouse Annex. If early voting is going on and the weather is bad, the sale will take place in the Angelina County Courthouse Annex foyer or at such other place as designated by the Angelina County Commissioner's Court.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder

for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Courtney Shumway. The deed of trust is dated December 14, 2010, and is recorded in the office of the County Clerk of Angelina County, Texas, in document number 2014-00275168, of the Real Property Records of Angelina County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of $122,076.00 executed by Courtney Shumway payable to the order of AKJ Properties, Inc. (2) all renewals and extensions of the note; and (3) AKJ Properties, Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

AKJ Properties, Inc.
PO Box 150536
Lufkin, Texas 75915

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: May 11, 2015

Thomas W. Deaton, Trustee
103 East Denman
Lufkin, Texas 75901
Telephone: (936) 637-7778
FAX: (936) 637-7784

EXHIBIT A

All that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the SANTIAGO ERUE SURVEY, ABSTRACT NO. 12, and being all of a 3.53 acre tract of land as set out and described as Tract One and all of a 7.65 acre tract of land as set out and described as Tract Two in that certain deed from Juanita Sisk, a widow to James Marion McClure, et ux, dated April 5, 1985, of record in Volume 582, Page 252 of the Real Property Records of Angelina County, Texas, SAVE AND EXCEPT a 0.029 acre tract of land conveyed by deed from R. C. Sisk, et ux to United Gas Pipe Line Company, dated June 23, 1950, of record in Volume 152, Page 186 of the Deed Records of Angelina County, Texas, to which references are hereby made for any and all purposes, and the said tract or parcel of land being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the aforesaid referred to 7.65 acre tract, same being the Northeast corner of a 5.795 acre tract of land as set out and described as Tract One in that certain deed from A.A.J. Enterprises, Inc. to Eastside Truck Service, Inc., dated February 28, 1989, of record in Volume 754, Page 26 of the Real Property Records of Angelina County, Texas, a 1/2" iron pipe found for corner in the South boundary line of a 2.90 acre tract of land conveyed by deed from Sisck Property Trust of Angelina County, Texas to Leslie I. Sisck, et ux, dated May 25, 1982, of record in Volume 533, Page 461 of the Deed Records of Angelina County, Texas;

THENCE South 70 degrees 03 minutes 52 seconds East, with the North boundary line of said 7.65 acre tract and the South boundary line of said 2.90 acre tract, for a distance of 171.90 feet to the Southeast corner of said 2.90 acre tract, same being the Southwest corner of a 52.40 acre tract of land conveyed by deed from R. A. Horn, et ux to Ree Horn Burns, et al, dated June 15, 1965, of record in Volume 308, Page 276 of the Deed Records of Angelina County, Texas, a 1/2" iron pin found for corner;

THENCE South 70 degrees 18 minutes 44 seconds East, with the North boundary line of said 7.65 acre tract and the South boundary line of said 52.40 acre tract, for a distance of 403.71 feet, to the Northeast corner of said 7.65 acre tract, same being the Northwest corner of a 11.83 acre tract of land conveyed by deed from R. C. Sisk, et ux to B. C. Dorsett, et ux, dated April 17, 1959, of record in Volume 230, Page 212 of the Deed Records of Angelina County, Texas, a old Pine Knot stake found for corner in the South boundary line of said 52.40 acre tract;

THENCE South 21 degrees 06 minutes 47 seconds West, with the East boundary lines of said 7.65 acre tract and the aforesaid referred to 3.53 acre tract, and with the West boundary line of said 11.83 acre tract, for a distance of 884.46 feet, to a point of intersection with the North right-of-way line of U.S. Highway No. 69, a 1" iron pipe found for corner at the Southwest corner of said 11.83 acre tract and the Southeast corner of said 3.53 acre tract;

THENCE North 60 degrees 00 minutes 10 seconds West, with the South boundary line of said 3.53 acre tract and with the North right-of-way line of said U.S. Highway No. 69, for a distance of 584.22 feet, to the Southwest corner of said 3.53 acre tract, same being the Southeast corner of a 2.00 acre tract of land conveyed by deed from Farel H. Little, et ux to Danny Oil Company, dated February 19, 1986, of record in Volume 623, Page 26 of the real Property Records of Angelina County, Texas, a point for corner in the North right-of-way line of said highway, from which a 2" iron pipe found bears North 05 degrees 50 minutes 12 Seconds East 0.38 foot, corner;

THENCE North 21 degrees 14 minutes 50 seconds East, at 209.03 feet pass on line a ½" iron pipe found for the Northwest corner of said 3.53 acre tract, same being the Southwest corner of the aforesaid referred to 7.65 acre tract, at 265.75 feet pass a 2-1/2" iron pipe found for the Northeast corner of said 2.00 acre tract, at a total distance of 780.66 feet the point and place of beginning, containing 11.012 acres of land, SAVE AND EXCEPT 0.029 of an acre of land, leaving a total of 10.984 acres of land.