

NOTICE OF FORECLOSURE SALE

FILED
AT 2:00 O'CLOCK P M

FEB 17 2016

Notice is hereby given of a public nonjudicial foreclosure sale.

AMY FINCHER
Clerk, County Court at Law
Angelina County, Texas
By MCS

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

BEING all those certain lots, tracts or parcels of land out of the Thomas Banks Survey, Abstract No. 304 in Angelina County, Texas, and being more particularly described in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof for any and all purposes as though copied in full herein.

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

Date: April 5, 2016

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 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 any other location designated by the commissioners court of Angelina County.

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 refiled 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 Lewis Qualls. The deed of trust is dated December 7, 2007, and is recorded in the office of the County Clerk of Angelina County, Texas, in Document Number 242688, 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 \$200,000.00 executed by Lewis Qualls payable to the order of Pamala S. Qualls White, (2) any and all renewals and extensions of the note; and (3) Pamala S. Qualls, 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:

Pamala S. Qualls White
273 J. B. Pride Rd.
Huntington, Texas 75949

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: February 17, 2016



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

EXHIBIT "A"

BEING a tract or parcel of land out of the Thomas Hanks Survey, Abstract No. 304 in Angelina County, Texas, and being a 50 acre tract described in a deed from J. R. Lovell to A. B. Russell, Jr., dated November 7, 1949, and recorded in Volume 146, page 19 of the Deed Records of Angelina County, Texas, and a 100 acre tract described in a deed from Mrs. Vesta Hayden, et al, to A. B. Russell, Jr., dated November 15, 1946 and recorded in Volume 125, page 411 of the Deed Records of Angelina County, Texas, SAVE AND EXCEPT that portion of said two tracts acquired by the United States of America in a deed from A. B. Russell and wife, Jean Russell dated July 6, 1962 and recorded in Volume 269, page 130 of the Deed Records of Angelina County, Texas, said tract or parcel being more particularly described by metes and bounds as follows:

BEGINNING at a Corps of Engineers concrete monument No. 3413-1 in the West boundary line of said 100 acre tract from which a 12 inch Water Oak marked X is N 53° 00' W 16.6 feet and a 7 inch Holly marked X is N 35° 15' E 10.3 feet.

THENCE with the West boundary line of said 100 acre tract, N 40° 11' W at 247.5 feet a pine knot for the most Southerly Southeast corner of said 50 acre tract from which a 12 inch Sweet Gum Snag marked X is N 67° 40' E 9.3 feet, a 5 inch Sweet Gum marked X is S 27° 40' E 18.6 feet and a 6 inch Holly marked X is S 9° 05' E 26.0 feet.

THENCE with the most Southerly Southeast boundary line of said 50 acre tract, S 33° 22' W at 1387.5 feet its Southwest corner, an iron stake at a fence corner from which a 16 inch Sweet Gum marked X is S 49° 00' E 7.0 feet and a 12 inch Water Oak marked X is N 40° 50' W 32.7 feet.

THENCE with the South boundary line of said 50 acre tract, and a fence N 47° 21' W at 702.3 feet its Southwest corner, at a fence corner from which a forked Water Oak marked X is S 79° 00' E 12.3 feet and an 8 inch Elm marked X is N 57° 20' E 21.0 feet.

THENCE with the West boundary line of said 50 acre tract and a fence N 15° 36' E at 3038.0 feet a fence corner, at 3058.9 feet a stake in the center of a county road, an iron pipe is at fence corner from which a 3 inch Pine marked X is S 24° 00' W 6.7 feet and a 6 inch Pine marked X is N 87° 00' E 11.0 feet.

THENCE with the center line of said county road, S 76° 14' E at 305.0 feet a stake in said center line.

THENCE with the take line of Sam Rayburn Reservoir S 31° 50' W at 17.5 feet concrete monument 3413-19A, at 200.0 feet concrete monument 3413-18.

THENCE Continuing with said take line as follows:

S 84° 35' E at 309.0 feet concrete monument 3413-17.
 N 75° 12' E at 315.0 feet concrete monument 3413-16.
 N 88° 32' E at 333.5 feet concrete monument 3413-15.
 S 46° 26' W at 240.0 feet concrete monument 3413-14.
 S 29° 55' W at 380.0 feet concrete monument 3413-13.
 S 40° 36' E at 132.0 feet concrete monument 3413-12.
 S 15° 50' W at 197.0 feet concrete monument 3413-11.
 S 5° 09' E at 320.0 feet concrete monument 3413-10.
 West at 385.0 feet concrete monument 3413- 9.
 S 76° 36' W at 155.0 feet concrete monument 3413- 8.
 S 45° 21' E at 200.0 feet concrete monument 3413- 7.
 S 15° 12' W at 253.0 feet concrete monument 3413- 6.
 S 24° 47' E at 193.5 feet concrete monument 3413- 5.
 S 9° 47' W at 159.0 feet concrete monument 3413- 4.
 S 36° 03' E at 196.0 feet concrete monument 3413- 3.
 S 42° 07' E at 215.0 feet concrete monument 3413- 2.
 S 32° 49' W at 85.0 feet concrete monument 3413- 1.
 the place of beginning, containing 68.13 acres of land.

EXHIBIT "B"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the THOMAS HANKS SURVEY, ABSTRACT NO. 304 being a part or portion of that certain 46 acre tract described in a deed from Emma Shofner Harrison, et vir to Ulen G. Medford dated October 16, 1961 and recorded in Volume 260 on Page 178 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 most Western corner of the aforesaid referred to 46 acre tract, the Southwest corner of that certain 68.13 acre tract described in a Correction deed from Henry E. Bohlsso to Lewis Qualls dated May 7, 1976 and recorded in Volume 439 on Page 27 of the Deed Records of Angelina County, Texas, and an interior ell corner of that certain 22.70 acre tract described in a deed from Donald Ray Luce, et ux to Howard Kevin Malone, et ux dated June 30, 1994 and recorded in Volume 973 on Page 581 of the Real Property Records of Angelina County, Texas, a rod found for corner (at a fence corner);

THENCE N 38° 53' 31" E (called N 36° E) with the Northwest boundary line of the said 46 acre tract and the Southeast boundary line of the said 68.13 acre tract, at 1388.08 feet (called 1388.89 feet) a North corner of the said 46 acre tract and an interior ell corner of the said 68.13 acre tract, a pine knot set for corner (near a fence corner) witnessed by a 8" Sweet Gum (old) bearing S 22° E 18.9 feet;

THENCE S 42° 45' 31" E (called S 45° E) with the Northeast boundary line of the said 46 acre tract and the Southwest boundary line of the said 68.13 acre tract, at 247.39 feet the Southeast corner of the said 68.13 acre tract, a U.S.C.E. monument found for corner in the fee (take) line of the Sam Rayburn Reservoir (Volume 266, Page 56);

THENCE three calls with the fee (lake) line of the said Sam Rayburn Reservoir (Volume 266, Page 56) as follows:

- (1) S 35° 44' 31" W 208.42 feet, a U.S.C.E. monument found for corner;
- (2) S 10° 13' 33" W 161.98 feet, a U.S.C.E. monument found for corner;
- (3) S 02° 02' 46" W, at 408.89 feet a North corner of the aforesaid 22.70 acre tract, a 1-1/4" pipe found for corner in a South boundary line of the said 46 acre tract, said pipe witnessed by a U.S.C.E. monument bearing S 02° 02' 46" W 15.57 feet;

THENCE S 79° 31' 58" W (called S 78° 50' W) with a South boundary line of the said 46 acre tract and a North boundary line of the said 22.70 acre tract, at 889.16 feet the point and place of beginning and containing 10.17 acres of land, more or less.