



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 July 5, 2016, 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 7<sup>th</sup> day of June, 2016.



Don W. Duran, Trustee under the Deed of Trust

# EXHIBIT "A"

PROPERTY COMMONLY KNOWN AS  
10365 HWY. 69 N.  
POLLOCK, TX 75969

All that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the Thomas Stovall Survey, Abstract No. 550, and being a part of portion of a One (1,000) acre tract of land conveyed by deed from Charles H. Rector, et ux to Wesley Rector and wife, Vicki Rector, dated \_\_\_\_\_, 1985, of record in Volume 603, Page 381 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said portion being described by metes and bounds as follows, to wit:

BEGINNING at the most Southern corner of the aforesaid referred to 1,000 acre tract being the most Western corner of a 0.931 of an acre tract of land conveyed by deed from Alpha Dean O'Balle to Gilbert Ernest O'Balle, dated February 26, 1990, of record in Volume 790, Page 288 of the Real Property Records of Angelina County, Texas, a 1/2 inch iron pin found for corner;

THENCE North 48 degrees 34 minutes 06 seconds West (called North 48 degrees 32 minutes 32 seconds West) with the Southwest boundary line of said 1,000 acre tract, for a distance of 118.41 feet, to a 1/2 inch iron pin set for corner in the Southwest boundary line of same;

THENCE North 49 degrees 59 minutes 29 seconds East, for a distance of 152.81 feet to a point of intersection with a curving Southwest right-of-way line of a U.S. Highway No. 69 a 1/2 inch iron pin set for corner;

THENCE in a Southeasterly direction, along a curve to the left, having a radius of 5799.85 feet and an arc length of 136.16 feet, being subtended by a chord of South 61 degrees 55 minutes 22 seconds East, for a distance of 136.16 feet, to the most Northern corner of the aforesaid Gilbert Ernest O'Balle 0.931 of an acre tract, a 1/2 inch iron pin set for corner in said curving Southwest right-of-way line from which a 1/2 inch iron pin found bears North 52 degrees 00 minutes 00 seconds East 0.81 feet;

THENCE South 52 degrees 00 minutes 00 seconds West, with the Northwest boundary line of said 0.931 of an acre tract, for a distance of 186.09 feet, to the point and place of beginning, containing 0.471 of an acre of land, more or less.