

Notice of Foreclosure Sale

FILED
AUG 16 2016
3:30 CLOCK P.M.
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: [Signature]

Date: August 8, 2016

Type of Security Instrument: Deed of Trust

Date of Instrument: May 9, 2014

Grantor(s): Donald Elem Crick and wife, Bertha Carrillo

Trustee: J. Michael Ferguson

Beneficiary: Richard Saldana and Blake Arrant

County of Property: Angelina

Recording Information: Deed of Trust is recorded in Index No.2014-00317970 of the Real Property Records of Angelina County, Texas.

Property Description: See Exhibit "A" (a.k.a. "113 Forest Park Blvd., Lufkin, TX 75904").

Note:

Date of Note: May 9, 2014

Amount: 55,000.00

Debtor(s): Donald Elem Crick and wife, Bertha Carrillo

Holder: Richard Saldana and Blake Arrant

Date of Sale of Property: September 6, 2016

Earliest Time of Sale of Property: The sale shall begin no earlier than 1:00:00 PM and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Front steps of the Angelina County Courthouse Annex or place designated by the County Commissioners Court

Because of default in the performance of the obligations of the Deed of Trust, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above and within three hours after that time.

[Signature]

J. Michael Ferguson, Trustee
1210 Hall Johnson Road, Suite 100
Colleyville, Texas 76034
(817) 267-1008 Phone
(817) 485-1117 Fax
Email: mike@jmichaelferguson.com

EXHIBIT "A"

Below is a

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELO COUNTY, TEXAS, WITHIN THE A. VARELLA SURVEY, ABSTRACT NO. 49 AND THE LL. QUALITY SURVEY, ABSTRACT NO. 48, BEING ALL OF LOT 1 AND THE SOUTH HALF OF LOT 2, BLOCK 1, OF THE FOREST PARK ADDITION SURVEY, THE OFFICIAL PLAT OF WHICH WAS FOUND OF RECORD IN CASSETT A, ON SLIDE 19-B OF THE MAP AND PLAT RECORDS OF ANGELO COUNTY, TEXAS, SAME HAVING BEEN CONVEYED, AS THIRD TRACT, FROM ROYAL D. LAWSON TO W.L. BURDEN, ET UX, BY DEED DATED JUNE 8, 1961 AND RECORDED IN VOLUME 531, ON PAGE 430 OF THE DEED RECORDS OF ANGELO COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN 0.314 ACRE TRACT WHICH WAS CONVEYED FROM PETRAJA JANELL BURDEN TO JOSE GUADALUPUS SANTOS, ET UX, BY DEED DATED OCTOBER 5, 2004 AND RECORDED AS DOCUMENT NO. 08222113 IN THE DEED RECORDS OF ANGELO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE ABOVE REFERRED TO LOT 1, A 1/2" IRON ROD FOUND FOR CORNER ON THE EAST RIGHT OF WAY LINE OF THE H.R. & W.T. RAILROAD (UNION PACIFIC), FROM WHICH A FENCE CORNER BEARS S 56 DEGREES 41' E 4.27 FEET AND A 1/4" IRON ROD FOUND (SANTOS' SOUTHWEST CORNER) BEARS S 24 DEGREES 07' 35" W 97.83 FEET,

THENCE N 24 DEGREES 07' 35" E WITH SAID RIGHT OF WAY LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE REFERRED TO LOTS 1 AND 2, AT 98.60 FEET A 1/2" IRON PIPE SET FOR CORNER, FROM WHICH A FENCE CORNER BEARS S 47 DEGREES 12' E 1.79 FEET AND A FENCE CORNER BEARS S 18 DEGREES 15' W 0.21 FEET, THIS BEING THE MIDPOINT IN THE WEST BOUNDARY LINE OF SAID LOT 2 AND THE SOUTHWEST CORNER OF THE NORTH HALF OF SAME, WHICH WAS CONVEYED FROM JANE B. MAGLE TO RONALD J. SCHAPFER, ET UX, BY DEED DATED MARCH 21, 1990 AND RECORDED IN VOLUME 793, ON PAGE 154 OF THE DEED RECORDS OF ANGELO COUNTY, TEXAS;

THENCE S 65 DEGREES 45' 14" E HALVING THE ABOVE REFERRED TO LOT 2, AT 194.70 FEET A 1/2" IRON PIPE SET FOR CORNER ON THE WEST RIGHT OF WAY LINE OF FOREST PARK BOULEVARD, FROM WHICH A FENCE CORNER BEARS N 18 DEGREES 37' E 2.34 FEET)

THENCE S 24 DEGREES 07' 35" W WITH THE WEST RIGHT OF WAY LINE OF SAID FOREST PARK BOULEVARD, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE REFERRED TO LOTS 1 AND 2, AT 98.60 FEET A 1/2" IRON PIPE SET FOR CORNER, FROM WHICH A FENCE CORNER BEARS S 71 DEGREES 48' E 1.50 FEET, A 1/4" IRON ROD FOUND BEARS N 65 DEGREES 45' 14" W 4.41 FEET, A UTILITY POLE BEARS S 11 DEGREES 22' W 31.53 FEET, AND A 1/4" IRON ROD FOUND (SANTOS' NORTHEAST CORNER) BEARS S 26 DEGREES 19' 27" W 92.17 FEET;

TRENCHE N 63 DEGREES 45' 14" W WITH THE SOUTH BOUNDARY LINE OF THE ABOVE REFERRED TO LOT 1 IN PART WITH SANTOS' NORTH BOUNDARY LINE 194.70 FEET TO THE PLACE OF BEGINNING CONTAINING 0.314 ACRE OF LAND MORE OR LESS.

BASED UPON RECORDS: THE NORTH BOUNDARY LINE OF THAT CERTAIN TRACT WHICH WAS CONVEYED FROM JAMES H. BUTLER, ET UX, TO M.B. DOWLING, ET UX, BY DEED DATED MAY 4, 1996 AND RECORDED IN VOLUME 208, ON PAGE 64 OF THE DEED RECORDS OF ANGELO COUNTY, TEXAS, FOUND TO RUN E 10 DEGREES 16' 33" E 121.94 FEET BY A SURVEY CONDUCTED BY R.J. FREEMAN, RPLS NO. 4292, DATED OCTOBER 28, 1999, RECORD STATUS UNKNOWN.

493-834013