

## 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:  
Being all that certain tract or parcel of land lying and situated in Angelina County, Texas and being more particularly described in the 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: October 4, 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 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 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

FILED  
AT 2:00 O'CLOCK P.M.  
SEP 07 2016  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By \_\_\_\_\_

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 AcraTex Industries, by and through their president, Angela Bolin. The deed of trust is dated September 21, 2012, and is recorded in the office of the County Clerk of Angelina County, Texas, in document number 2012-00297138, of the Real Property Records of Angelina County, Texas.

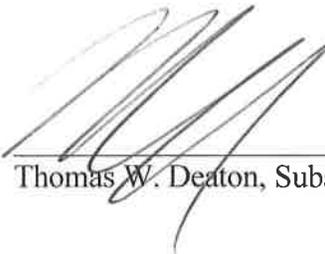
5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$50,000.00, executed by AcraTex Industries, by and through their president, Angela Bolin payable to the order of First Bank & Trust East Texas; (2) all renewals and extensions of the note; and (3) First Bank & Trust East Texas is the current owner and holder of the Obligation and is the beneficiary under the deed of trust.

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

First Bank & Trust East Texas  
P.O. Box 151510  
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: September 7, 2016



Thomas W. Deaton, Substitute Trustee

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. L. QUINAULTY SURVEY, ABSTRACT NO. 40 and being (1) all of that certain tract described in a deed from Robert E. Wilson, et ux to Lufkin Supply Co., Inc. dated March 14, 1972 and recorded in Volume 385 on Page 745 of the Deed Records of Angelina County, Texas, (2) all of those certain tracts described as First Tract (Lot No. 4 of Block No. 27 of the Town of Lufkin as recorded in Cabinet B on Slide 44-B of the Map and Plat Records of Angelina County, Texas) and Second Tract in a deed from Robert V. Hutson, et al to Lufkin Supply Company, Inc. dated September 29, 1964 and recorded in Volume 297 on Page 185 of the Deed Records of Angelina County, Texas, and (3) all of that certain tract (the East 70 feet of Lot No. 5 of Block No. 27 of the Town of Lufkin as recorded in Cabinet B on Slide 44-B of the Map and Plat Records of Angelina County, Texas) described in a deed from D. & H. Contracting Company, Inc. to Lufkin Supply Company, Inc. dated October 1, 1980 and recorded in Volume 509 on Page 430 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 being described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of the aforesaid referred to Lufkin Supply Company tract (385/745), the Northwest corner of that certain tract described as Tract No. One in a deed from Plier E. Garrison, et al to Boys Bowling Center dated April 7, 1977 and recorded in Volume 454 on Page 434 of the Deed Records of Angelina County, Texas, and the end of a boundary line agreement as recorded in Volume 192 on Page 329 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner in the South boundary line of that certain 0.3240 acre tract conveyed in a deed from Tammy Lynn Lee to Billy Scott Lee dated December 6, 1994 and recorded in Volume 1016 on Page 554 of the Real Property Records of Angelina County, Texas, said rod witnessed by a 1/2" rod bearing S 63° 47' 29" E 75.12 feet;

THENCE S 19° 59' 36" W (called S 29° W) with the East boundary line of the said Lufkin Supply Company tract (385/745), the West boundary line of the said Boys tract (Tract No. One), the aforesaid boundary line agreement (192/329), and in part with the East boundary line of that certain tract described as Tract No. Two (0.10 feet by 120.11 feet) in a deed from Plier E. Garrison, et al to Boys Bowling Center dated April 7, 1977 and recorded in Volume 454 on Page 434 of the Deed Records of Angelina County, Texas, at 19.73 feet pass on line the Northeast corner of the said Boys tract (Tract No. Two) and a building corner 0.15 feet right (Northwest corner of the said Boys tract (Tract No. Two), at 133.45 feet (called 140.00 feet) the Southeast corner of the said Lufkin Supply Company tract (385/745), the Southwest corner of the said Boys tract (Tract No. One), and the beginning of the said boundary line agreement (192/329), a point for corner (in a building) in the North right-of-way line of Lufkin Avenue (80 feet wide right-of-way), said point witnessed by a 1/2" rod bearing S 69° 38' 24" E 75.08 feet and a building corner S 32° 27' 55" W 0.46 feet, said building corner called to be the Southwest corner of the said Boys tract (Tract No. Two);

THENCE N 69° 57' 23" W with the South boundary line of the said Lufkin Supply Company tract (385/745), the South boundary line of the aforesaid referred to Lufkin Supply Company tract (297/185 - Second Tract), the South boundary line of the aforesaid Lot No. 4, the South boundary line of the aforesaid referred to Lot No. 5, and the North right-of-way line of the said Lufkin Avenue (40 feet from centerline), at 49.92 feet pass a 1/2" rod 0.25 feet left, at 244.22 feet the Southwest corner of the aforesaid referred to Lufkin Supply Company tract (509/430 - the East 70 feet of Lot No. 5) and the Southeast corner of that certain tract (the West 30 feet of Lot No. 5 and the East 35 feet of Lot No. 6) described as Tract Three in a deed from John M. Williams, et ux to Jerry M. Stout, et ux dated July 19, 1996 and recorded in Volume 1056 on Page 100 of the Real Property Records of Angelina County, Texas, an "x" scribed in a 6" concrete retaining wall for corner, said "x" witnessed by a building corner bearing N 66° E 15.0 feet;

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THENCE N 20° 06' 56" E (called N 20° E) with the West boundary line of the said Lufkin Supply Company tract (509/430 - the East 70 feet of Lot No. 5) and the East boundary line of the said Stout tract, at 140.00 feet (called 140 feet) the Northwest corner of the said Lufkin Supply Company tract (509/430 - the East 70 feet of Lot No. 5) and the Northeast corner of the said Stout tract, an "x" scribbled (in a concrete swale) in the North boundary line of the aforesaid Lot No. 5 and the South boundary line of a 20 feet wide alley, said "x" witnessed by a 1/2" rod found in the North boundary line of the said alley bearing N 21° 59' 10" W 26.91 feet;

THENCE S 69° 57' 23" E with the North boundary line of the said Lot No. 5, the North boundary line of the aforesaid Lot No. 4, and the South boundary line of the said 20 feet wide alley, at 170.00 feet the Northeast corner of the said Lot No. 4, an "x" scribbled in a concrete swale in the West boundary line of the aforesaid Lufkin Supply Company tract (297/185 - Second Tract);

THENCE N 20° 06' 56" E with the end of the said 20 feet wide alley and the West boundary line of the said Lufkin Supply Company tract (297/185 - Second Tract), at 7.37 feet the Northwest corner of the said Lufkin Supply Company tract (297/185 - Second Tract) and the Southwest corner of the aforesaid Lee 0.3240 acre tract, an "x" scribbled in concrete (similar asphalt) for corner witnessed by a point calculated for the Northeast corner of the said 20 feet wide alley and the Southeast corner of Lot No. 3 bearing N 20° 06' 56" E 12.62 feet and a 1 1/2" pipe (3 feet tall) bearing N 20° 06' 56" W 101.48 feet;

THENCE S 63° 53' 58" E with the North boundary line of the said Lufkin Supply Company tract (297/185 - Second Tract), the North boundary line of the aforesaid Lufkin Supply Company tract (385/745), and the South boundary line of the said Lee 0.3240 acre tract, at 24.77 feet pass on line a 1/2" rod found for the Northeast corner of the said Lufkin Supply Company tract (297/185 - Second Tract) and the Northwest corner of the said Lufkin Supply Company tract (385/745), at 75.03 feet the point and place of beginning and containing 0.793 acre of land, more or less.

Basis of Bearings: The South boundary line of that certain 0.035 acre tract described in a deed from Inza Gibson to John Randall Futch dated April 27, 1989 and recorded in Volume 761 on Page 223 of the Real Property Records of Angelina County, Texas, (deed call - N 70° 00' 00" W 95.075 feet - found 1/2" rod (S.E.C.) and a 1/2" pipe 95.08 feet apart).

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights-of-way, except as shown hereon.

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.  
Engineering and Surveying



(signature in blue ink)

Michael C. Parker  
Professional Land Surveyor No. 4527  
808 North Third Street  
Lufkin, Texas 75901  
(936) 634-5528

December 13, 2005