

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FILED
AT 2:50 O'CLOCK PM
SEP 20 2016

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §

COUNTY OF ANGELINA §

KNOW ALL MEN BY THESE PRESENTS, I, AMY FINCHER, Clerk of Law, Angelina County, Texas, do hereby certify that the foregoing instrument was filed for record in the Public Records of Angelina County, Texas, on the 20th day of September, 2016, at 2:50 o'clock PM.

WHEREAS, on the 25th day of March, 2015, Eula Sparks, Sandra Garrett and Yvett Johnigan ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to Don W. Duran, Trustee ("Trustee"), the real property more particularly described in Exhibit "A" attached hereto, together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded in Document No. 2015-00328892, Real Property Records of Angelina County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Promissory Note (as extended, renewed, modified or replaced, "Note") dated of even date with the Deed of Trust and executed by Debtor, payable to the order of George E. Chandler ("Creditor"), in the original principal amount of \$39,244.44.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor requested and directed Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, at the Angelina County Commissioners Courtroom, Angelina County Courthouse Annex Building, located at 606 E. Lufkin Avenue, Lufkin, Texas; said location having been designated by the County Commissioners of Angelina County, Texas ("Commissioners"). In the event that early voting or elections is going on or in the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, all sales will be held on the front steps of the entrance to Angelina County Courthouse Annex. If early voting

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 November 1, 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 20th day of September, 2016.



Don W. Duran
Don W. Duran, Trustee under the Deed of Trust

EXHIBIT 'A'

All of that certain lot, tract, or parcel of land lying and situated in Angelina County, Texas, within the ANTONIO CHEVANO SURVEY A-9, being out of and a part of that certain 23.147 acre tract which was conveyed from Temple-Eastex Incorporated to Sabine Investment, Inc. by deed dated May 11, 1976 and recorded in Volume 440, on Page 133 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of Lot Number 10 of the Pine Crest Sub-division, a plot of which is recorded in Book 5, on Page 74 of the Map and Plat Records of Angelina County, Texas, a 1/2 inch iron pin found for corner, same being on the East right-of-way line of O. C. Scott Street whose width is 50.00 feet, this being the point where said O. C. Scott Street and Maynard Street, whose width is 60.00 feet, converge at their centerlines;

THENCE N 69° 51' 26" E (called N 70° 28' 47" E) with the South boundary line of said Pine Crest Subdivision, at 149.45 feet pass on line a 1/2 inch iron pin at a corner common to Lot 10 and Lot 11, at 234.44 feet pass on line a 1/2 inch iron pin at a corner common to Lot 11 and Lot 12, at 319.29 feet pass on line a 1/2 inch iron pin at a corner common to Lot 12 and Lot 13, and in all 404.30 (called 404.43) feet to a 1/2 inch iron pipe found at the Southeast corner of said Pine Crest Subdivision, same being the recognized Southwest corner of land conveyed from Laura Hogue to Cary Smith and Kimball Smith by deed dated May 16, 1923 and recorded in Volume 58, on Page 52 of the Deed Records of Angelina County, Texas;

THENCE N 69° 36' 02" E with the recognized South boundary line of said Smith tract, at 100.00 feet a 1 inch iron stake set for corner from which a 4 inch Blackgum brs. S 84° 01' W 8.33 feet and a 6 inch Elm brs. N 58° 53' E 12.41 feet;

THENCE S 20° 23' 58" E at 183.31 feet a 1/2 inch iron pipe set for corner from which a 10 inch Sweetgum brs. N 56° 51' W 8.05 feet and a 11 inch Hickory brs. N 30° 22' W 20.85 feet;

THENCE S 19° 41' 18" W at 444.96 feet intersect the North right-of-way line of Maynard Street, a 1 inch iron pipe set for corner from which a 15 inch Pine brs. N 50° 47' W 20.75 feet and a 12 inch Pine brs. N 60° 16' E 15.55 feet;

THENCE N 70° 18' 42" W with the North right-of-line of Maynard Street; at 200.00 feet a 1 inch iron pipe set for corner from which a 20 inch Pine brs. N 61° 12' W 11.20 feet and a 10 inch Pine brs. N 14° 10' E 21.89 feet, said pipe marking the beginning of a curve in the North right-of-way line of Maynard Street;

THENCE in a Northwesterly direction with a curve to the right whose dimensions are stated as follows:

Central Angle	82° 21' 29"
Radius	302.76 feet
Degree of curve	18° 55' 28"
Length of tangent	264.85 feet
Length of Arc	435.19 feet

and whose long chord bears N 29° 07' 57" W a distance of 398.68 feet to a 1 inch iron pipe set for the end of said curve at the juncture of Maynard Street with O. C. Scott Street;

THENCE N 77° 57' 12" W at 5.00 feet the point and place of beginning containing 4.692 acres of land.