

## Notice of Substitute Trustee's Sale

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

ATL: 11:16 CLOCK P M  
NOV 13 2016  
CLERK OF COURT, ANGELINA COUNTY, TEXAS  
J. L. LEE, JR.  
CLERK OF COURT, ANGELINA COUNTY, TEXAS

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

BEING Lot Six (6), Block Seven (7) of the Jackson Addition to the City of Diboll as shown on the official map or plat of said addition which is recorded in Cabinet A, Slide 124-B of the Map & Plat Records of Angelina County, Texas, record reference to which is hereby made for descriptive purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded under Instrument No.2013-00311165 in the Official Records of Angelina County, Texas.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: December 6, 2016

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Angelina County Courthouse Annex in Lufkin, Texas (606 East Lufkin Ave.), at the following location: hallway outside the Commissioner's Courtroom adjacent to the Atrium

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

Pursuant to the deed of Trust and section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Belinda Chavis.

The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$3,150.00, executed by Belinda Chavis, and payable to the order of Duncan-Two, Ltd., which remains the current note holder and beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned Substitute Trustee at 1425 Turtle Creek, Lufkin, Texas 75904 or to the beneficiary, Duncan-Two, Ltd., at 1425 Turtle Creek, Lufkin, Texas 75904.

7. *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: November 15, 2016



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Sandy Bate, Substitute Trustee  
1425 Turtle Creek  
Lufkin, Texas 75904