NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by JOAQUIN RIVERA and JENNIFER R. LESTER of the County of Angelina and State of Texas, dated July 26, 2012, and recorded as Instrument Number 2012-00295067, of the Official Public Records of Angelina County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, March 3, 2015, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the hallway adjacent to the atrium, outside the Angelina County Commissioners Courtroom located at the Angelina County Courthouse Annex Building located at 606 East Lufkin Avenue, Lufkin, Angelina County, Texas, between the hours of ten o'clock a.m. and one o'clock p.m. of that day (the earliest time at which the sale will occur being 10:00 a.m.); the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ANY AND ALL PURPOSES;

In the event that early voting or elections are going on in the Commissioners Courtroom, all sales will be held on the front steps of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas. 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 East Lufkin Avenue, Lufkin, Angelina County, Texas.

In the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, the sale will be conducted on the front steps of the entrance to the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas.

EXECUTED this 9 day of February, 2015.

JOHN SLOAN, Substitute Trustee

FILED
AT 9:00 O'CLOCK A M
FEB 09 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

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EXHIBIT "A"

All that certain lot, tract or parcel of land situated in V. Michelli Survey, Abstract No. 29, in Angelina County, Texas, and being a part or portion of a 47.97 acre tract of land conveyed to Clyde C. Jordan by Thomas C. Carroll et ux, by deed dated January8, 1963, of record in Vol. 262, page 506, of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING S 89 deg. 40 min. E 430.26 feet from the Southwest corner of the aforesaid referred to 47.97 acre tract, an iron pipe for corner;

THENCE N 0 deg. 20 min. E at 150.0 feet an iron pipe for corner;

THENCE S 89 deg. 40 min. E 92.0 feet an iron pipe for corner;

THENCE S 0 deg. 20 min. W at 150.0 feet the South boundary line of the aforesaid referred to 47.97 acre tract, an iron pipe for corner;

THENCE N 89 deg. 40 min. W with the South Boundary line of the aforesaid referred to 47.97 acre tract, at 92.0 feet the place of BEGINNING, containing 0.32 of an acre, more or less, according to survey made by J. O. Booker, Licensed Public Surveyor during the month of February, 1965, reference to which survey is here made for descriptive purposes, and being the same property conveyed by Clyde C. Jordan to H. L. Flowers et ux, by deed dated March 17, 1965, reference to which deed is here made for descriptive purposes.