



is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

The foreclosure 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 foreclosure 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. For the avoidance of doubt, the foreclosure sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Mortgagee. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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 to Chance Law Office, PLLC, 517 South First Street, Lufkin, Texas 75901.**

A handwritten signature in blue ink, appearing to read "Jeff S. Chance", is written over a horizontal line.

Jeff S. Chance, Trustee

All that certain tract or parcel of land lying and situated in Angelina County, Texas, within the J. B. PULVADOR SURVEY, ABSTRACT NO. 36, being out of and a part of that certain 3.036 acre tract which was conveyed, as Tract No. One, and that certain 0.5 acre tract which was conveyed, as Tract No. Two, from Ancel Leon Dunn, et al, to Jessie Dunn by deed dated May 10, 1995 and recorded in Volume 1010, on Page 542 of the Deed Records of Angelina 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 a point in the East boundary line of the above referred to 3.036 acre tract, located in CD Road and approximately 7 feet (perpendicular) West of center of same, being also in the West boundary line of that certain 11.5 acre tract which was conveyed from Coy Dunn, et al, to James E. Dunn by deed dated November 7, 1958 and recorded in Volume 265, on Page 88 of the Deed Records of Angelina County, Texas, from which a 1/2" iron rod found, the Southeast corner of said 3.036 acre tract and the Northeast corner of that certain 1.30 acre tract which was conveyed from Delfina Dunn, et al, to Jose Santoyo, et al, by deed dated June 7, 2007 and recorded as Document No. 00231362 in the Deed Records of Angelina County, Texas, bears S 01° 33' 28" E 44.55 feet, a 1/2" iron rod found bears N 01° 33' 28" W 318.51 feet, and a 1/2" iron pipe set for reference corner bears S 88° 58' 34" W 20.00 feet;

THENCE S 88° 58' 34" W severing the above referred to 3.036 acre and 0.5 acre tracts, 419.62 feet to a 1/2" iron pipe set for corner in the West boundary line of said 0.5 acre tract, same being the East boundary line of that certain 2.03 acre tract which was conveyed from Marvin C Johnson, et ux, to John A. Hill, et ux, by deed dated December 8, 1989 and recorded in Volume 776, on Page 599 of the Deed Records of Angelina County, Texas, from which a 3/4" iron pipe found bears S 01° 01' 02" E 224.08 feet and a 1/2" iron rod found bears N 01° 01' 02" W 373.89 feet;

THENCE N 01° 01' 02" W with last named boundary, 103.93 feet to a 1/2" iron pipe set for corner therein, from which a 1/2" iron pipe found, the Northeast corner of said 0.5 acre tract, bears N 85° 50' 35" E 130.27 feet;

THENCE N 88° 58' 34" E severing the above referred to 0.5 and 3.036 acre tracts, 418.64 feet to a point for corner in the East boundary line of said 3.036 acre tract, common with the West boundary line of the above mentioned Dunn 11.5 acre tract, in CD Road and approximately 4 feet (perpendicular) West of center of same, from which a 1/2" iron pipe set for reference bears S 88° 58' 34" W 20.00 feet and a 1/2" iron rod found bears N 01° 33' 28" W 214.57 feet;

THENCE S 01° 33' 28" E 103.94 feet to the place of beginning containing 1.00 acre of land, more or less.

Basis of Bearings: The North boundary line of that certain 1.30 acre tract which was conveyed from Delfina Dunn, et al, to Jose Santoyo, et al, by deed dated June 7, 2007 and recorded as Document No. 00231362 in the Deed Records of Angelina County, Texas, which line was called N 88° 58' 34" E 289.96 feet.

