

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 11:30 O'CLOCK A.M.

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.

2015
AMY FINCHER
County Court at Law
Angelina County, Texas
MCS

THE STATE OF TEXAS)
COUNTY OF ANGELINA)

Notice is hereby given that whereas, on March 1, 1996, Marriam Calhoun and Billie R. Stuckey, executed a deed of trust to the State Director of the Farmers Home Administration for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 1047, Page 648, Official Public Records, Angelina County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

JULY 7, 2015, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the Angelina County Annex, 606 East Lufkin Avenue, Lufkin, Texas, in the hallway outside the Commissioner's Courtroom adjacent to the Atrium in Lufkin, Angelina County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of September, being the 1st day of September 2015, the following land located in said county and more particularly described as follows:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the J. B. PALVADOR LEAGUE, ABSTRACT NO. 36 and being all that certain One (1) acre tract of land described in a Assumption Deed from Gary Lynn Gilmer et ux to Gary Edward Thompson et ux, dated December 27, 1988 and recorded in Volume 749, on Page 829 of the Official Records of Angelina County, Texas to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of the aforesaid referred to One acre tract, same being the Southeast corner of that certain 7.765 acre tract of land described in a Deed from Johnnie McAdams et al to Melvin McAdams et ux, dated February 18, 1972 and recorded in Volume 385, on Page 296 of the Deed Records of Angelina County, Texas, the Southwest

corner of that certain 4 acre tract of land described in a Deed from Kirby Smith et ux to Jim Weems et ux, dated September 5, 1953 and recorded in Volume 179, on Page 159 of the Deed Records of Angelina County, Texas and the Northwest corner of that certain 4 acre tract of land described in a 99 Year lease from James Mathews et al to C. L. Stanley, dated September 23, 1974 and recorded in Volume 417, on Page 307 of the Deed Records of Angelina County, Texas, a 3/4" iron pipe found for corner;

THENCE South, with the East Boundary line of the said One acre tract and with the West Boundary line of the aforesaid referred to C. L. Stanley 4 acre lease, at 355.56 feet, the Southeast corner of the said One acre tract, same being the Southwest corner of the said 4 acre tract, a 1/2" iron rod set for corner in the North ditch of R. L. Smith Road, a Oiled County Road;

THENCE West, with the South Boundary line of the said One acre tract, at 122.51 feet, the Southwest corner of same, a 1/2" iron rod set for corner in the North ditch of the aforesaid R. L. Smith Road;

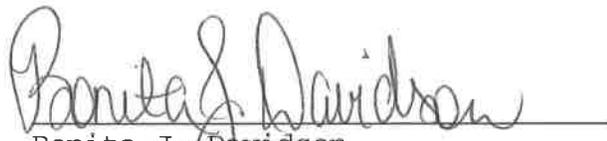
THENCE North, with the West Boundary line of the said One acre tract, at 355.56 feet, the Northwest corner of same, a 1/2" iron rod set for corner on the South Boundary line of the aforesaid referred to 7.765 acre tract;

THENCE East, with the North Boundary line of the said One acre tract and with the South Boundary line of the said 7.765 acre tract, at. 122.51 feet, the point and place of beginning and containing 1.00 acre of land, more or less.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. Any part of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
3. Unrecorded electric service line, power poles and guy wires as shown on Mortgage Loan Survey dated January 12, 1996, prepared by C.L. Thompson, Registered Professional Land Surveyor No. 1950, Lufkin, Texas.
4. Unpaid ad valorem taxes.

EXECUTED this 31st day of JULY, 2015.

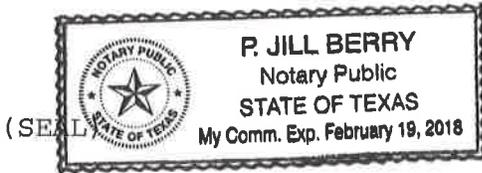

Bonita J. Davidson
Substitute Trustee
1520 E. Denman Ave., Suite 104
Lufkin, Texas 75901
(936) 634-9900 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF ANGELINA)

This instrument was acknowledged before me on JULY 31,
2015, by Bonita J. Davidson, as Substitute Trustee.



[Handwritten Signature]

Notary Public, State of Texas