

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
3:00 CLOCK p M

SEP 11 2015

AMY FINCHER
Clerk, County Court at Law
Angelina County, Texas

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.

THE STATE OF TEXAS)
COUNTY OF ANGELINA)

Notice is hereby given that whereas, on May 20, 1988, Frances C. Cowart, 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 723, Page 267, 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

SEPTEMBER 1, 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 October, being the 6th day of October 2015, the following land located in said county and more particularly described as follows:

ALL that certain Lot, Tract or Parcel of land lying and situated in Diboll, Angelina County, Texas, and being Lot No. 6, Block No. 1, of the PINEDALE ADDITION to Diboll, Texas, as the same appears upon the official map or plat of said addition which is of record in Cabinet A, Slide 58-B, Map or Plat Records of Angelina County, Texas, to which reference is hereby made for any and all purposes.

SUBJECT, HOWEVER TO THE FOLLOWING:

1. THIRTY FIVE FOOT BUILDING SETBACK LINE along the front property line as set forth in the restrictions, recorded in Volume 190, Page 472, Deed Records, Angelina County, Texas.
2. TEN FOOT BUILDING SETBACK LINE on side property lines as set forth in the restrictions, recorded in Volume 190, Page 472, Deed Records, Angelina County, Texas.
3. RESTRICTIONS recorded in Volume 190, Page 472, Deed Records, Angelina County, Texas.

4. PLAT AND DEDICATION from Arthur Temple, Jr., et al, to the Public dated July 30, 1957, recorded in Volume 214, Page 41, Deed Records, Angelina County, Texas.

5. SIX FOOT UTILITY EASEMENT along the rear property line as specified in that instrument from Temple Industries, Inc., to E. F. Hendrick, dated July 6, 1964, recorded in Volume 288, Page 522, Deed Records, Angelina County, Texas.

6. RIGHTS OF ANGELINA COUNTY WATER CONTROL and IMPROVEMENT DISTRICT NO. 2 to levy taxes and issue bonds as set out in information filed by said District in the Office of the County Clerk of Angelina County, Texas, recorded in Volume 407, Page 755, Deed Records, Angelina County, Texas.

7. MINERAL and/or ROYALTY INTEREST, royalties, bonuses, rentals and all other rights in connection with said Mineral and/or Royalty Rights, Bonuses and Rentals described in instrument from W. T. Carter and brothers, a partnership, to Southern Pine Lumber Company, dated April 30, 1932, recorded in Volume 169, Page 323, Deed Records, Angelina County, Texas.

8. Unpaid ad valorem taxes.

EXECUTED this 9TH day of SEPTEMBER, 2015.

Bonita J. Davidson

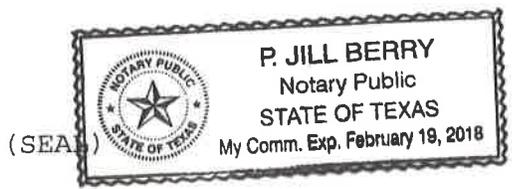
Bonita J. Davidson
Substitute Trustee
1520 E. Denman Ave., Suite 104
Lufkin, Texas 75901
(936) 634-9900 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF ANGELINA)

This instrument was acknowledged before me on SEPTEMBER 15, 2015, by Bonita J. Davidson, as Substitute Trustee.



[Signature]

Notary Public, State of Texas