

FILED
AT 12:00 CLOCK P.M.

SEP 14 2015

AMY FINCHER

Attorney at Law
Angelina County, Texas

Notice of 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.

Substitute Trustee: Robert Cain, 122 East Lufkin Ave., Lufkin, Texas 75901

Mortgagee: Sanger Bank, PO Box 979 Bowie, TX 76230

Instrument to be Foreclosed: The Deed of Trust dated December 19, 2014 and recorded in the Angelina County real property records as instrument number: 2014-00324223(Grantors: David Christopher Frankens "and wife Kathryn Frankens joining to perfect security interest but not to otherwise be liable"; Beneficiary: Sanger Bank).

Obligations Secured: The Deed of Trust secures an indebtedness in the principal amount of \$252,000, and obligations therein described, including all modifications, renewals and extensions of the original promissory notes, the Deed of Trust, and the deeds of trust referenced therein.

Property: All that property described on the attached Exhibit "A"

Date of Sale (first Tuesday of month): October 6, 2015

Time of Sale: no earlier than 10 a.m. or no later than three hours thereafter.

Place of Sale: The foreclosure sale will be conducted at the Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas in the hallway outside of the Commissioners' Courtroom adjacent to the atrium, said location designated by the County Commissioners Court of Angelina County, Texas.

Robert Cain is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.



Robert Cain

Exhibit "A"

THENCE North $03^{\circ} 29' 38''$ West 1705.92 feet along the westerly line of the referenced tract to a 1/2-inch iron rod found for the southeasterly corner of that called 1.045 acre tract described as Tract Two in a Deed from Curtis Eugene Gresham, Jr. and wife, Norma J. Gresham to Patrick H. Buster, dated July 8, 1994 and recorded in Volume 975, Page 777 RPRACT;

THENCE North $02^{\circ} 29' 10''$ West 205.72 feet along the common line of the referenced tract and the said 1.045 acre tract to a 1/2-inch iron rod found for the northeasterly corner of the said 1.045 acre tract and the southeasterly corner of that called 1.00 acre tract described in a Deed from Edward Berry and wife, Linda Berry to John T. Berry and wife, Jill Berry, dated July 12, 1995 and recorded in Volume 1919, Page 717 RPRACT;

THENCE N $02^{\circ} 02' 43''$ West 120.74 feet along a common line of the referenced tract and the said 1.00 acre tract to a 1/2-inch iron rod found an ell corner of the said 1.00 acre tract and the most westerly Northwest corner of the referenced tract;

THENCE North $82^{\circ} 34' 06''$ East 95.16 feet along a common line of the referenced tract and the said 1.00 acre tract to a 1/2-inch iron rod set for the most easterly Southeast corner of the said 1.00 acre tract and an ell corner of the referenced tract;

THENCE North $03^{\circ} 44' 13''$ East 170.98 feet along a common line of the referenced tract and the said 1.00 acre tract to a 1/2-inch iron rod set in the southeasterly right of way of FM Highway No. 842 for the most westerly Northwest corner of the herein described 20.975 acre tract, from which corner a 5/8-inch iron rod with TxDOT cap found for the westerly corner of that called 0.0275 acre tract described in a Deed from Bobbie Sue Berry DeLoach and Wm. A. DeLoach to the State of Texas, dated May 27, 1993 and recorded in Volume 919, Page 741 RPRACT bears North $80^{\circ} 14' 03''$ West 7.62 feet;

THENCE in a northeasterly direction along the southeasterly right of way of FM Highway No. 842 as follows:

- 1) South $80^{\circ} 14' 03''$ East 20.66 feet to a 5/8-inch iron rod with TxDOT cap found for a corner of the said 0.275 acre tract,
- 2) North $54^{\circ} 45' 57''$ East 40.00 feet to a 5/8-inch iron rod with TxDOT cap found for a corner of the said 0.0275 acre tract,
- 3) North $09^{\circ} 45' 57''$ East 28.28 feet to a 5/8-inch iron rod with TxDOT cap found for the most easterly corner of the said 0.0275 acre tract, and
- 4) North $54^{\circ} 45' 57''$ East 250.74 feet to the POINT OF BEGINNING, and containing 20.975 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearings are based on the southeasterly right of way of FM Highway No. 842 as described in Volume 919, Page 741 RPRACT.