

NOTICE OF TRUSTEE'S SALE

FILED
AT 3:45 O'CLOCK P.M.
OCT 15 2015

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By *[Signature]*

Date: October 16, 2015
Trustee: Jeff S. Chance
Mortgagee: Commercial Bank of Texas, N.A.
Note: Dated June 22, 2007 in the original principal amount of \$70,000.00

Deed of Trust

Date: June 22, 2007
Grantor: Calisha R. Leyton (joined therein by her husband, Jesus Ramirez, Sr.)
Mortgagee: Commercial Bank of Texas, N.A.)

Recording information: Vendor's lien retained in a deed recorded under Instrument No. 2007-00231376 in the Official Records of Angelina County, Texas and a deed of trust recorded under Instrument No. 2007-00231377 in the Official Records of Angelina County, Texas.

Property: All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being Lot No. Six (6) and the South 1/2 (one-half) of Lot No. Five (5), Block No. One (1), FAIR ACRES ADDITION, an addition to the City of Diboll, Texas of record in Cabinet A, Slide 69-B of the Map and Plat Records of Angelina County, Texas, record reference to which is here made for any and all purposes.

County: Angelina County, Texas

Date of Sale (first Tuesday of month): December 1, 2015

Time of Sale: 10:00 a.m.

Place of Sale: 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.

Mortgagee has appointed Jeff S. Chance as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward satisfaction of the Note.

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Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Jeff S. Chance, Trustee