

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 12:20 O'CLOCK P M

NOV 10 2015

Date: November 4, 2015

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

Deed of Trust:

Date: April 6, 2009

Grantor: Wanda Glidewell

Beneficiary: First Bank & Trust East Texas

Recording Information: Deed of Trust dated April 6, 2009 and recorded in Clerk's File No. 2009-00254948, Official Records, Angelina County, Texas.

Trustee: Joe C. Denman, III.

Property:

TRACT ONE: BEING 0.50 acres, more or less, out of the E.T.R.R. Co., Section No. 11 Survey, Abstract No. 251, Angelina County, Texas, See Exhibit "A" attached hereto and made a part of.

TRACT TWO: BEING 1.25 acres, more or less, out of the E.T.R.R. Co., Section No. 11 Survey, Abstract No. 251, Angelina County, Texas.

SAVE AND EXCEPT FROM THE ABOVE TRACTS: BEING 1.094 acres, more or less, out of the E.T.R.R. Co., Section No. 11, Abstract No. 251, Angelina County, Texas. See Exhibit "A", attached hereto and made a part of.

Note:

Date: April 6, 2009

Amount: \$27,500.00

Debtor: Wanda Glidewell

Holder: First Bank & Trust East Texas

Substitute Trustee: T. ALAN HART

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

Earliest Time of Sale of Property: 1:00 p.m. or within three (3) hours of such time

Place of Sale of Property (including county): at the Angelina County Courthouse Annex 606 East Lufkin Ave., Lufkin, Texas, in the hallway outside the Commissioners' Courtroom adjacent to the Atrium.

Because of default in performance of the obligations of the deed of trust described above, **T. ALAN HART**, Substitute Trustee, will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

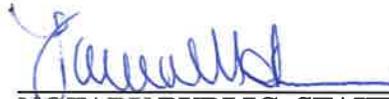


T. ALAN HART, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF JASPER

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The foregoing Notice of Substitute Trustee's Sale was acknowledged this 4th day of November, 2015, by the said T. ALAN HART, Substitute Trustee.



NOTARY PUBLIC, STATE OF TEXAS



TRACT ONE:

All that certain tract or parcel of land described as follows: A part of the East Texas Section No. 11, Abstract 251, near Zavalla, Angelina County, Texas, and being a half acre of land out of the North East corner of a five (5) acre tract of land purchased from Angelina Lumber by John Bentley and wife, Willie Bentley, deed dated May 31, 1940, and of record in Vol. 98, Page 32, Deed Records of Angelina County, Texas, and more fully described by metes and bounds as follows:

BEGINNING at the North East Corner of the 5 acre tract of land mentioned above;

THENCE South 209 ft. to a stake for corner;

THENCE West 104 ft. to a stake for corner;

THENCE North 209 ft. a stake for corner;

THENCE East 104 ft. To the place of beginning, containing one-half (1/2) acre of land, and being the same tract of land described in deed from R. L. Grubbs and wife, Myrtle D. Grubbs to Marshall E. Poulard and wife, Allie R. Poulard, dated August 24, 1956 and recorded in Volume 202, Page 507 of the Deed Records of Angelina County, Texas.

TRACT TWO:

All that certain tract or parcel of land described as follows: A part of the East Texas Section No. 11, Abstract No. 251, near Zavalla, Angelina County, Texas. Being a part of the land described in deed dated 31th day of May, 1940 from Angelina Lumber Company to John Bentley and wife, Willie Bentley, recorded in Volume 98 on Page 32 of the Deed Records of Angelina County, Texas.

BEGINNING on the South Boundary Line of State High-o-way line No. 63 and being 20 feet West on the State Highway-o-way line to a tract heretofore sold by John Bentley and wife, Willie Bentley, to R. E. Kitchens in deed dated April 27th, A. D. 1946, recorded in Book 117, Page 448 in Deed Records of Angelina County, Texas and this beginning point being 124 feet West from the North East corner of the above mention tract

THENCE S 17-1/2 deg. W 450.8 feet and a stake for corner;

THENCE E 239 feet and 10 inches to a stake for corner;

THENCE North 161 feet to a tract heretofore sold to R. E. Kitchens and stake for corner;

THENCE W. With the South Boundary line of the Kitchens' tract a distance of 104.4 feet and a stake for corner;

THENCE N with the W boundary line of the Kitchens' tract a distance of 209 feet and to the State Highway property line;

THENCE West with the South Boundary line of State Highway No. 63 a distance of 20 feet and place of beginning, containing 1-1/4 acres, more or less; and being the same property described in deed from John Bentley and wife, Willie Bentley to Marshall E. Poulard and wife, Allie Poulard, dated May 29, 1959 and recorded in Volume 230, Page 266, Deed Records, Angelina County, Texas.

Save and Except:

BEING a portion of those certain tracts described in a deed from Alice F. Elliot to Wanda M. Glidewell recorded in Vol. 1206 Pg. 809 of the Deed Records of Angelina County, Texas and a tract of land conveyed by Anthony J. Glidewell to Wanda M. Glidewell dated March 7, 2001, said tract being the identical tract of land called Tract 2 in said instrument recorded in Vol. 1206 Pg. 809 A.C.D.R., said portion of those tract being located within East Texas Section No. 11, A-251 Angelina County, Texas; more particularly described as follows:

BEGINNING at the southeast corner of said Tract 2 (Vol. 1206 Pg. 809) and an old corner of a Temple Inland tract at a 1/2" iron rod found for corner;

THENCE West (RECORD BEARING HELD - VOL. 1206 PG. 809 A.C.D.R.) a distance of 239.25 feet to a 1 1/4" iron pipe found for the southwest corner of said Tract 2 and the southeast corner of the First Baptist Church of Zavalla property;

THENCE North 16°40'45" East a distance of 449.26 feet to a rail road iron found for corner in the south right-of-way of State Highway 63;

THENCE South 60°55'46" East a distance of 20.00 feet with said right-of-way to an "X" marked in an asphalt drive for corner of this tract;

THENCE South 16°40'45" West a distance of 204.04 feet bisecting said Tract 2 to a 5/8" iron rod set;

THENCE South 76°52'43" East a distance of 154.99 feet to a 5/8" iron rod set in the east boundary line of Tract 1 (Vol. 1206 Pg. 809) and in the west line of said Temple Inland tract from which a 1/2" iron rod found for the northeast corner of said Tract 1 bears N 0-07'-56" W 179.51 ft.;

THENCE South 0°7'56" East a distance of 190.00 feet; to the point or place of beginning containing 47650.714 square feet, 1.094 Acres, more or less.


D. Eric Barrow J.C.P.L.S. #5365
Surveyed March 7, 2001
FD 102 PG. 47