

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FILED**  
AT 2:30 CLOCK P.M.  
NOV 23 2015

DATE: November 23, 2015

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.

AMY FINCHER  
County Clerk, County Court at Law  
By Angelina County, Texas  
11/23/15

**DEED OF TRUST:**

DATE: December 10, 2007  
GRANTORS: JIMMY WOODARD AND MARY L. WOODARD  
GRANTORS' COUNTY: Angelina  
ORIGINAL BENEFICIARY: COMMERCIAL BANK OF TEXAS, N. A.  
CURRENT BENEFICIARY: WINSTON LAND & CATTLE I, LTD.  
TRUSTEE: Thomas W. Ellison  
SUBSTITUTE TRUSTEE: Simon W. Winston  
RECORDING INFORMATION: Document No. 2007-00238163, Official Public Records  
of Real Property of Angelina County, Texas.  
PROPERTY: See Exhibit "A" attached.

**NOTE:**

DATE: December 10, 2007  
AMOUNT: \$55,800.00  
DEBTORS: Jimmy Woodard and Mary L. Woodard  
ORIGINAL HOLDER: Commercial Bank of Texas, N. A.  
CURRENT HOLDER: Winston Land & Cattle I, Ltd.

**ASSIGNMENT OF DEED OF TRUST:**

DATE: October 15, 2015  
ASSIGNOR: Commercial Bank of Texas, N. A.  
ASSIGNOR'S COUNTY: Angelina  
ASSIGNEE: Winston Land & Cattle I, Ltd.  
RECORDING INFORMATION: Document No. 2015-00333312, Official Public Records  
of Real Property of Angelina County, Texas

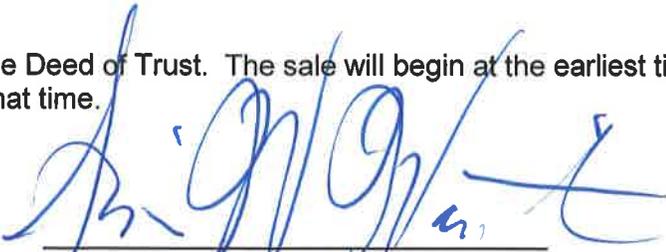
DATE OF SALE OF PROPERTY: January 5, 2016

EARLIEST TIME OF SALE OF PROPERTY: 10:00 A.M.

PLACE OF SALE OF PROPERTY: On the front steps of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas or if early voting is going on or weather is bad the sale will be held in the Foyer of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas. In the event the Angelina County Courthouse Annex is closed due to a legal holiday then the sale will be conducted on the front steps of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas.

Because of default in performance of the obligations of the Deed of Trust, the 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.

A handwritten signature in blue ink, appearing to read 'Simon W. Winston', written over a horizontal line.

Simon W. Winston, Substitute Trustee

## EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the V. MICHELLI SURVEY, ABSTRACT NO. 29, and being all of a 0.487 of an acre tract (First Tract) and a part or portion of a 1.50 acre tract (Second Tract) as set out and described in that certain deed from C. J. Guy, et ux to Johnie O. McMullen, et ux, dated November 11, 1976, of record in Volume 449, Page 352 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said tract or parcel of land being 0.9925 of an acre of land and described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of the aforesaid referred to 0.487 of an acre tract (First Tract), a ½" iron pin found for corner at the Southwest corner of a 0.50 of an acre of land conveyed by Deed by Substitute Trustee from Robin D. Brown to Dwan Coleman, et ux, dated September 7, 1993, of record in Volume 936, Page 555 of the Real Property Records of Angelina County, Texas, also being in the North boundary line of 4.63 acre tract of and conveyed by deed from Everett Nichols, et al to Clide Dene Barber, et vir, dated August 1, 1986, of record in Volume 938, Page 247 of the Real Property Records of Angelina County, Texas;

THENCE North 86° 22' 38" West, with the North boundary line of said 4.63 acre tract, at 98.65 feet pass on line the Southwest corner of said 0.487 of an acre (First Tract), same being the Southeast corner of the aforesaid referred to 1.50 acre tract (Second Tract), at a total distance of 261.77 feet to a ½" iron pin set for corner in the South boundary line of said 1.50 acre tract (Second Tract) and the North boundary line of said 4.63 acre tract;

THENCE North 29° 44' 09" East, at 212.47 feet pass on line a ½" iron pin set for reference, at a total distance of 233.47 feet a point of intersection with the North boundary line of said 1.50 acre tract (Second Tract), a point for corner in the paving of Ramsey Road;

THENCE South 86° 22' 38" East, with the paving of said Ramsey Road, at 47.08 feet pass on line the Northeast corner of the aforesaid referred to 1.50 of an acre tract (Second Tract), same being the Northwest corner of the aforesaid referred to 0.487 of an acre tract (First Tract), at a total distance of 150.70 feet the Northeast corner of said 0.487 of an acre (First Tract), a point for corner in the paving of said Ramsey Road at the Northwest corner of the aforesaid Dwan Coleman 0.50 of an acre tract;

THENCE South 01° 21' 00" West, with the east boundary line of said 0.487 of an acre (First Tract) and the West boundary line of said 0.50 of an acre tract, for a distance of 209.80 feet, to the point and place of beginning, containing 0.9925 of an acre of land, more or less.