FILED
AT 1:47 O'CLOCK P M
DEC 09 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina, Texas
By

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Frank D. Brink and I. Jean Brink of the County of Angelina and State of Texas, dated April 30, 2008, and recorded as Instrument Number 2008-00243040, of the Official Public Records of Angelina County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, January 5, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the hallway adjacent to the atrium, outside the Angelina County Commissioners Courtroom located at the Angelina County Courthouse Annex Building located at 606 East Lufkin Avenue, Lufkin, Angelina County, Texas, between the hours of ten o'clock a.m. and one o'clock p.m. of that day (the earliest time at which the sale will occur being 10:00 a.m.); the following described property, to-wit:

Being 2.5857 acres, more or less, as described in the attached Exhibit "A";

In the event that early voting or elections are going on in the Commissioners Courtroom, all sales will be held on the front steps of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas. If early voting is going on and the weather is bad, the sales will be held in the Angelina County Courthouse Annex Foyer located at 606 East Lufkin Avenue, Lufkin, Angelina County, Texas.

In the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, the sale will be conducted on the front steps of the entrance to the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas.

EXECUTED this 9 day of December, 2015.

JOHN SLOAN, Substitute Trustee

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the SETH DUNAGAN SURVEY, ABSTRACT NO. 200 and being all of those certain two tracts described as Tract No. One (1 acre) and Tract No. Two (2.30 acres) in a deed from Geraldine M. Holsapple to Donald G. Holsapple dated August 19, 1974 and recorded in Volume 416 on Page 284 of the Deed Records of Angelina County, Texas, to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the West corner of the aforesaid referred to 2.30 acre tract and a corner of that certain 0.52 acre tract described in a deed from Billie Pruett et al to M & M Water Supply Corporation dated November 5, 1965 and recorded in Volume 312 on Page 627 of the Deed Records of Angelina County, Texas, a concrete right-of-way monument found for corner in the South right-of-way line of State Highway No. 103 (60 feet from centerline);

THENCE S 81° 48' 50" E with the North boundary line of the said 2.30 acre tract, the North boundary line of the aforesaid referred to 1 acre tract, and the South right-of-way line of the said State Highway No. 103, at 596.18 feet the Northeast corner of the said 2.30 acre tract and the Northwest corner of that certain 8.162 acre tract described in a deed from Oak Grove Church, Inc. to Frank D. Brink, et ux dated August 31, 1992 and recorded in Volume 887 on Page 483 of the Real Property Records of Angelina County, Texas, a 1/2" pipe set for corner witnessed by a 1" pipe bearing N 08° 18' 00" E 1.16 feet;

THENCE S 08° 18' 00" W with the East boundary line of the said 2.30 acre tract and the West boundary line of the said 8.162 acre tract, at 50.00 feet pass a concrete right-of-way monument 0.55 feet left, at 424.19 feet the Southeast corner of the said 2.30 acre tract and the most Eastern corner of the aforesaid 0.52 acre tract, 1/2" rod found for corner at a chainlink fence corner;

THENCE three calls with the Southwest boundary line of the said 2.30 acre tract and the Northeast boundary line of the said 0.52 acre tract as follows:

(1) N 39° 57' 38" W 99.97 feet, a point for corner (in concrete) at a chainlink fence corner post;

(2) S 50° 11' 05" W 79.77 feet, a 1/2" pipe set for corner;

(3) N 40° 05' 50" W, at 626.30 feet the point and place of beginning and containing 3.38 acres of land, more or less.

SAVE AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED PRIOR TO THE DATE HEREOF. THE SAME PROPERTY AS DESCRIBED IN A DEED EXECUTED TO BE EFFECTIVE THE FIRST DAY OF JULY, 2002, FROM FRANK D. BRINK AND I. JEAN BRINK TO THE GRANTORS HEREIN, WHICH DEED IS OF RECORD IN VOLUME 1587, PAGE 192, OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS.