

**NOTICE OF TRUSTEE'S SALE**

FILED  
AT 3:52 O'CLOCK P M  
DEC 29 2015

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

Date: December 29, 2016  
Trustee: Jeff S. Chance  
Mortgagee: Lakeland West Capital XXVI, LLC (by Assignment of Mortgage dated December 14, 2015 from First National Bank of Eagle Lake)  
Note: Dated December 7, 2011 in the original principal amount of \$5,000,000.00 from Garden District Shopping Village Phase II, Ltd. and Card Miles, Ltd. to First National Bank of Eagle Lake (subsequently assigned to Lakeland West Capital XXVI, LLC by Assignment of Mortgage dated December 14, 2015 from First National Bank of Eagle Lake recorded in the Official Records of Angelina County, Texas as Instrument No. 2015-00335346)

**Deed of Trust**

Date: December 7, 2011  
Grantor: Garden District Shopping Village Phase II, Ltd., a Texas limited partnership  
Mortgagee: First National Bank of Eagle Lake (assigned to Lakeland West Capital XXVI, LLC)  
Recording information: Deed of trust recorded under Instrument No. 2011-00287151 and Assignment of Mortgage recorded under Instrument No. 2015-00335346 in the Official Records of Angelina County, Texas.  
Property: 3.382 acres of land, having a legal description of being Lot No. 3 of GARDEN DISTRICT SHOPPING VILLAGE PHASE II, an addition to the City of Lufkin, Texas of record in Cabinet D, Slide 117 A & B of the Map and Plat Records of Angelina County, Texas, SAVE AND EXCEPT 0.052 acres, more or less, as recorded in Instrument/Document No. 200600216780 of the Official Public Records of Angelina County, Texas, having a street address of 1905 Tulane Drive, Lufkin, Texas 75901.

County: Angelina County, Texas

Date of Sale  
(first Tuesday of month): February 2, 2016

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.

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.



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Jeff S. Chance, Trustee