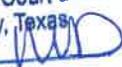


Notice of Substitute Trustee's Sale

FILED  
AT 2:41 O'CLOCK P.M.  
FEB 08 2016  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By 

**Date:** February 8, 2016  
**Substitute Trustee:** Robert T. Cain, Jr.  
**Lender:** Huntington State Bank, P. O. Box 1090, Huntington, Texas 75949  
**Note:** \$94,350.00

**Deed of Trust**

**Date:** March 9, 2009  
**Grantor:** Miles Interests, L.L.C,  
**Lender:** Huntington State Bank

**Recording information:** Recorded in Angelina County Real Property Records as Instrument No. 2009-00253689.

**Property:** All that certain 4.36 acres of land out of the McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 463, in Angelina County, Texas and being more particularly described by metes and bounds on the Exhibit "A" attached hereto and incorporated herein for all purposes.

**County:** Angelina County, Texas

**Date of Sale** (first Tuesday of month): March 1, 2016

**Time of Sale:** 10:00 AM, or within three hours thereafter.

**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, said location designated by the County Commissioners Court of Angelina County, Texas.

Lender has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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.



Robert T. Cain, Jr., Substitute Trustee

**EXHIBIT A**  
to  
**Deed of Trust, Assignment, Security Agreement  
and Financing Statement**

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 463 and being all that certain called 4.36 acre tract conveyed to Benny Ansley Mallon, et ux in the document recorded in Volume 355 on Page 489 of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/4" iron pipe found for the Northwest corner of the aforesaid referred to 4.36 acre tract and the Northeast corner of a called 4.2 acre tract-TRACT THREE conveyed to The Jeane R. McVicker Living Trust in the document recorded in Volume 1173 on Page 466 of the Real Property Records of the said County, in the approximate centerline of Ricks Road, from which a 1/4" iron pipe found for reference bears S 20° 46' 06" E 16.63 feet;

THENCE, along the North boundary line of the said 4.36 acre tract and along the said centerline, N 68° 00' 00" E at 226.94 feet the Northeast corner of the said 4.36 acre tract and the Northwest corner of a called 4 acre tract conveyed to David C. Miles, et ux in the document recorded in Volume 2009 on Page 294 of the said Real Property Records, from which a 1/4" iron pipe found for reference bears S 21° 04' 00" E 19.24 feet;

THENCE, along the common boundary line of the said 4.36 acre tract and the said 4 acre tract, S 21° 04' 00" E at 841.67 feet a 1/4" iron pin set for the Southeast corner of the said 4.36 acre tract and the Southwest corner of the said 4 acre tract, on the North boundary line of Lot 9 of Forest Hills Subdivision as recorded in Cabinet A on Slide 83-A of the Map or Plat Records of the said County;

THENCE, along the South boundary line of the said 4.36 acre tract and along the North boundary line of the said Lot 9 and Lots 8 & 7, all of the said Forest Hills Subdivision, S 68° 00' 00" W at 224.25 feet a 1/4" iron pin set for the Southwest corner of the said 4.36 acre tract and the Southeast corner of the said 4.2 acre tract;

THENCE, along the common boundary line of the said 4.36 acre tract and the said 4.2 acre tract, N 21° 15' 00" W at 841.63 feet the POINT AND PLACE OF BEGINNING and containing 4.36 acres of land, more or less, of which 0.130 acre lies within the said Ricks Road.

The bearings for this tract are based on the North boundary line of the said 4.36 acre tract.

**Permitted Encumbrances**

1. Right of Way/Easement to Texas Power and Light Company from C. C. Purvis and wife, dated December 28, 1946, recorded in Volume 131, Page 152 of the Deed Records of Angelina County, Texas. Title to said interest not checked subsequent to day of aforesaid instrument, as shown on the Survey Plat dated April 22, 2008, prepared by A. L. Hargraves, Jr., Registered Professional Land Surveyor No. 2075, Lufkin, Texas.
2. Right of Way/Easement to Texas Power and Light Company from Talley H. Cotten and wife, dated September 29, 1948, recorded in Volume 139, Page 296 of the Deed Records of Angelina County, Texas. Title to said interest not checked subsequent to day of aforesaid instrument, as shown on the Survey Plat dated April 22, 2008, prepared by A. L. Hargraves, Jr., Registered Professional Land Surveyor No. 2075, Lufkin, Texas.
3. Electric Lines, Power Poles, Water Meter, Gas Meter, and Water Well as shown on the Survey Plat dated April 22, 2008, prepared by A. L. Hargraves, Jr., Registered Professional Land Surveyor No. 2075, Lufkin, Texas.