

HAYFLO INVESTMENTS, LLC
122 S. Second St.
Lufkin, Texas 75901
936 637-2229

FEBRUARY 9, 2016

FILED
AT 4:00 O'CLOCK P M
FEB 09 2016
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By TWS

JOSHUA L. TURNER &
SANDRA L. HOWARD
P. O. BOX 154424
LUFKIN, TEXAS 75915

REGULAR & CERTIFIED MAIL, R.R.R
7008 1140 003 3058 1878

RE: NOTICE TO ACCELERATE ; NOTICE OF TRUSTEE'S SALE.

NOTE AND DEBT OWED TO HAYFLO INVESTMENTS, LLC, 122 S. SECOND ST., LUFKIN, TEXAS 75901

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the **JOHN EVANS SURVEY, Abstract No. 221**, and being all those certain lots, tracts or parcels of land described as **Lot ONE HUNDRED THIRTY-FOUR (134) and ONE HUNDRED THIRTY-FIVE (135)** of the **Twin Oaks Subdivision** as the same appears on the official map or plat of said subdivision of record in Cabinet A, Slide 148-B and 149-A of the Map and Plat Records of Angelina County, Texas.

Dear Mr. TURNER & MS. HOWARD:

Please be informed that I am contacting you regarding your breach of the terms and conditions of your Promissory Note and Deed of Trust which you executed on FEBRUARY 10, 2015 on the above referenced property wherein you have failed to abide by the terms and conditions of your agreement.

You have failed to make your monthly payments for the last several months and you are seriously in default This constitutes a breach in the terms and conditions of the Deed of Trust executed by you.

Please be informed that this note is formally accelerated and the entire amount is now due and payable. If you are interested in avoiding foreclosure, you may pay the balance which comprises \$ 16,718.18 in principal, \$ 780.18 in accrued interest, and \$ 72.00 in late payment charges, for a total due of \$17,570.36 with interest accruing at the rate of \$6.83 per day from FEBRUARY 9, 2016. If you wish to avoid foreclosure, you may also execute a Deed in Lieu of Foreclosure.

Please find enclosed the Notice of Trustee's Sale which has been filed and posted with the Angelina County Clerk's office with the date and time of sale set for Tuesday, MARCH 1, 2016 at 10:00 a. m. in the Meeting Room (First Floor) of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Texas 75901.

If you have any questions, please do not hesitate to contact me.

Sincerely yours,



Kyle D. Hay, Trustee

Enclosures

Joshua L. Turner & Sandra L. Howard
P.O. Box 154424
Lufkin, Texas 75915