

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED  
AT 2:30 O'CLOCK PM  
MAY 16 2016

WHEREAS, on the 6<sup>th</sup> day of November, 2008, Serbando Martinez (the "Grantor"), executed a Deed of Trust conveying to William Powell, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Angelina County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of June, 2016, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, in the Angelina County Courthouse Annex, 606 East Lufkin Ave, Lufkin, Texas, in the hallway outside the Commissioners' Courtroom adjacent to the Atrium; or as designated by the county commissioners' office or as designated by the County Commissioners Court.

Said Property is described as follows:

1. TRACT ONE: BEING 0.33 ACRES, MORE OR LESS, PART OF THE V. MITCHELL SURVEY, ABSTRACT NO. 29 AND ALSO BEING KNOWN AS LOT 3, BLOCK 4 OF MURIAL HEIGHTS ADDITION, UNRECORDED, BEING SITUATED IN ANGELINA COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED. TRACT TWO: BEING 0.33 ACRES, MORE OR LESS, PART OF THE V. MITCHELL SURVEY, ABSTRACT NO. 29 AND ALSO BEING KNOWN AS LOT 2, BLOCK 4 OF MURIAL HEIGHTS ADDITION, UNRECORDED, BEING SITUATED IN ANGELINA COUNTY, TEXAS, AND MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 16 day of May, 2016.

Address of Substitute Trustee:

Trustees mailing address:  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

By: Sheryl LaMont  
Sheryl LaMont, Substitute Trustee

Return to:  
Texas Funding Corporation  
P.O. Box 19562  
Houston, TX 77224

Exhibit A

TRACT ONE:

All that certain lot, tract or parcel of land situated in the V. MICHELLE GRANT, ABSTRACT NO. 29, in Angelina County, Texas, and being a part or portion of a 47.97 acre tract of land conveyed to Clyde C. Jordan by Thomas C. Carroll, et ux, by deed dated January 8, 1962, and recorded in Volume 262, Page 506 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at a point S 89° 40' E for a distance of 296.45 feet and N 0° 20' E for a distance of 200 feet from the most Southwesterly corner of said 47.97 acre tract;

THENCE N 0° E for a distance of 150 feet, iron pipe for corner;

THENCE S 89° 40' E for a distance of 97 feet, iron pipe for corner;

THENCE S 0° 15' W for a distance of 150 feet, iron pipe for corner;

THENCE 89° 40' W for a distance of 97 feet to place of beginning, containing .33 of an acre of land, more or less;

TRACT TWO:

All that certain lot, tract or parcel of land situated in the V. MICHELLE SURVEY, ABSTRACT NO. 29, in Angelina County, Texas, and being a part or portion of a 47.96 acre tract of land conveyed to Clyde C. Jordan by Thomas C. Carroll, et ux, by deed dated January 8, 1962, and recorded in Volume 262, Page 506 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at a point S 89° 40' E for a distance of 393.45 feet and N 0° 20' E for a distance of 200 feet from the most Southwesterly corner of said 47.96 acre tract;

THENCE N 0° 15' E for a distance of 150 feet, iron pipe for corner;

THENCE S 89° 40' E for a distance of 97 feet, iron pipe for corner;

THENCE S 0° 15' W for a distance of 150 feet, iron pipe for corner;

THENCE N 89° 40' W for a distance of 97 feet to place of beginning, containing .33 of an acre of land, more or less.