

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 2:25 O'CLOCK P.M.
JUL 08 2016
AMY FINCHER
County Clerk, County Court at Law
By Angelina County, Texas

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THE STATE OF TEXAS)

COUNTY OF ANGELINA)

Notice is hereby given that whereas, on August 28, 2008, Sharonda N. Porter, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Document No. 2008-00247915, Official Records of Angelina County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

3. Visible and apparent easements on or across the property, the existence of which does not appear of record.
4. Any portion of the herein described property lying within the boundary of any road or roadway.
5. Right-of-Way Easement described in instrument from Angelina County Lumber Company to Texas Eastern Transmission Corporation, dated July 31, 1952, recorded in Volume 170, Page 368, Deed Records, Angelina County, Texas.
6. Right-of-Way Easement described in instrument from Angelina County Lumber Company to Angelina County, dated January 15, 1953, recorded in Volume 197, Page 412, Deed Records, Angelina County, Texas.
7. Right-of-Way Easement described in instrument from Old River Land and Cattle, LP to TXU Electric Company, dated September 9, 2001, recorded in Volume 1518, Page 205, Official Public Records, Angelina County, Texas.
8. Timber Purchase Agreement dated February 26, 1998, by and between Lufkin Timber Partners, LP, a Texas Limited Partnership and Champion International Corporation, as evidenced by memorandum of Timber Purchase Agreement dated February 26, 1998, recorded in Volume 1140, Page 814, Official Public Records, Angelina County, Texas.
9. Timber Deed by and between Cook Forestry Products, LLC and Champion International Corporation, recorded in Volume 1197, Page 883, Official Public Records, Angelina County, Texas.
10. Twenty-Five (25) Foot Building Setback Line(s) along the most Northern property line as shown on the official map or plat which is of record in Cabinet D, Slide 21-A&B, Map and Plat Records of Angelina County, Texas and per Restrictions recorded in Volume 1521, Page 58, Official Public Records, Angelina County, Texas.
11. Ten (10) Foot Utility Easement along the most Northern and Southern property lines as shown on the official map or plat which is of record in Cabinet D, Slide 21-A&B, Map and Plat Records of Angelina County, Texas.
12. Sixty (60) Foot Garage Setback Line(s) along the most Northern property line per Restrictions recorded in Volume 1521, Page 58, Official Public Records, Angelina County, Texas.
13. Unpaid ad valorem taxes.

EXECUTED this 5th day of July, 2016.

Bonita J. Davidson

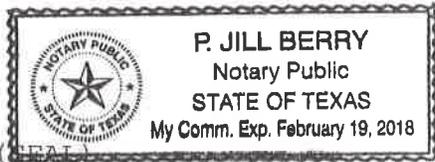
Bonita J. Davidson
Substitute Trustee
1520 E. Denman, Suite 104
Lufkin, Texas 75901
(936) 634-9900 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF ANGELINA)

This instrument was acknowledged before me on July 5,
2016, by Bonita J. Davidson, as Substitute Trustee.



[Handwritten Signature]

Notary Public, State of Texas