NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 1:30 O'CLOCK P.M.
DEC 13 2016
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

WHEREAS, the undersigned Substitute Trustee has been appointed by JOE ANN WHIKEHART, the beneficiary under that certain Deed of Trust dated November 11, 2011, executed by JAMES K. STRICKLIN and MELISSA D. STRICKLIN, and filed for record in the Office of the County Clerk of Angelina County, Texas, under Clerk's File No. 2011-00286375, on November 16, 2011; and

WHEREAS, the note owned and held by JOE ANN WHIKEHART, has matured and the said note is secured by the above described Deed of Trust;

NOW, THEREFORE, I will, as Substitute Trustee under the Deed of Trust, in order to satisfy the indebtedness secured thereby, and at the request of the holder of the said indebtedness, default having been made in the payment thereof, sell on Tuesday, January 3, 2017, (that being the first Tuesday of said month), at public auction to the highest bidder for cash, at Lufkin, Texas, at the Angelina County Courthouse, in the area designated by the Commissioner's Court between the hours of 1:00 o'clock p.m. and 4:00 o'clock p.m. on that day, the following described property, to-wit: That property more fully described in Exhibit "A" hereto.

WITNESS MY HAND on this 12th day of December 20 16.

Preston C. Goodwin
Substitute Trustee

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared PRESTON C. GOODWIN, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN under my hand and seal of office on this 12 day of December, 20 16.

ROBIN TIPTON
1091767
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
AUG 27, 2020

NOTARY PUBLIC in and for
The State of Texas

EXHIBIT "A"

TRACT NO. ONE:
BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the PATRICK MULLEN SURVEY, ABSTRACT NO. 33 and being a part or portion of that certain 1.74 acre tract described as TRACT NO. ONE, that certain one-half acre tract described as TRACT NO. TWO and that certain 2.00 acre tract described as TRACT NO. THREE in a deed from Ora Lee McPherson, a widow, et al to Max W. Reedy et ux, dated April 30, 1979 and recorded in Volume 489, on Page 57 of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING S 44° 57' W 90.00 feet from the East corner of the aforesaid referred to 1.74 acre tract, a 1/2" iron pin set for corner on the Southeast boundary line of same and being on the Northwest margin line of an oiled road;

THENCE S 44° 57' W, with the Southeast boundary lines of the said 1.74 acre tract and the aforesaid referred to one-half acre tract and the Northwest margin line of the said road, at 65.05 feet, pass the South corner of the said 1.74 acre tract and the East corner of the said one-half acre tract, at 90.00 feet, a 1/2" iron pin set for corner;

THENCE N 45° 26' W, at 121.00 feet, a 1/2" iron pin set for corner;

THENCE N 44° 57' E, at 90.00 feet, a 1/2" iron pin set for corner;

THENCE S 45° 26' E, at 121.00 feet the point and place of beginning and containing 0.25 acre of land, more or less.

TRACT NO. TWO:
BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the PATRICK MULLEN SURVEY, ABSTRACT NO. 33 and being a part or portion of that certain one-half acre tract described as TRACT NO. TWO and a part or portion of that certain 2.00 acre tract described as TRACT NO. THREE in a deed from Ora Lee McPherson, et al to Max W. Reedy et ux, dated April 30, 1979 and recorded in Volume 489, on Page 57 of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING S 44° 57' W 24.95 feet from the East corner of the aforesaid referred to one-half acre tract at the South corner of a 0.25 acre tract heretofore sold to E. J. Arcenaux, a 1/2" iron pin found for corner on the Northwest margin of an oiled road and on the Southeast boundary line of the said one-half acre tract;

THENCE S 44° 57' W, with the Southeast boundary line of the said one-half acre tract and the said road, at 8.00 feet a 3/8" iron pin set for corner;

THENCE N 45° 26' W, at 150.00 feet a 3/8" iron pin set for corner;

THENCE N 44° 57' E, at 41.63 feet intersect the Northwest boundary line of the aforesaid referred to 2.00 acre tract, a 3/8" iron pin set for corner;

THENCE S 42° 04' E, with the Northwest boundary line of the said 2.00 acre tract, at 28.04 feet intersect the Northwest boundary line of the said Arcenaux 0.25 acre tract, a 1/2" iron pin found for corner;

THENCE S 44° 57' W, with the Northwest boundary line of the said 0.25 acre tract, at 31.92 feet the West corner of same, a 1/2" iron pin found for corner;

THENCE S 45° 26' E, with the Southwest boundary line of the said 0.25 acre tract at 121.00 feet the point and place of beginning and containing 0.0949 acre of land, more or less.

EXHIBIT "A"

TRACT THREE:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the PATRICK MULLEN SURVEY, ABSTRACT NO. 33 and being a part or portion of that certain 1.74 acre tract described as TRACT NO. ONE in a deed from Ora Lee McPherson, a widow, et al to Max W. Reedy et ux, dated April 30, 1979 and recorded in Volume 489, on Page 57 of the Deed Records of Angelina County, Texas to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the East corner of the aforesaid referred to 1.74 acre tract, an iron pipe found under pavement at the intersection of the Northwest margin line of an oiled road and the Southwest margin line of another oiled road;

THENCE S 44° 57' W, with the Southeast boundary line of the said 1.74 acre tract and the Northwest margin line of the first mentioned oiled road, at 90.00 feet, a ½" iron pin set for corner;

THENCE N 45° 26' W, at 121.00 feet, a ½" iron pin set for corner;

THENCE N 44° 57' E, at 90.00 feet, intersect the Northeast boundary line of the said 1.74 acre tract, a ½" iron pin set for corner on the Southwest margin line of the second mentioned oiled road;

THENCE S 45° 26' E, with the Northeast boundary line of the said 1.74 acre tract and the Southwest margin line of the said oiled road, at 121.00 feet the point and place of beginning and containing 0.25 acre of land, more or less.