

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

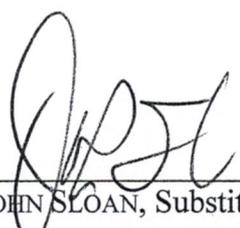
Pursuant to authority conferred upon me by that certain Deed of Trust executed by JAIME HUMBERTO RUIZ and OFELIA RUIZ of the County of Angelina and State of Texas, dated March 5, 2010, and recorded as Instrument Number 2010-00266102, of the Official Public Records of Angelina County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, October 1, 2013, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the hallway adjacent to the atrium, outside the Angelina County Commissioners Courtroom located at the Angelina County Courthouse Annex Building located at 606 East Lufkin Avenue, Lufkin, Angelina County, Texas, between the hours of ten o'clock a.m. and one o'clock p.m. of that day (the earliest time at which the sale will occur being 10:00 a.m.); the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
FOR ANY AND ALL PURPOSES;

In the event that early voting or elections are going on in the Commissioners Courtroom, all sales will be held on the front steps of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas. If early voting is going on and the weather is bad, the sales will be held in the Angelina County Courthouse Annex Foyer located at 606 East Lufkin Avenue, Lufkin, Angelina County, Texas.

In the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, the sale will be conducted on the front steps of the entrance to the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas.

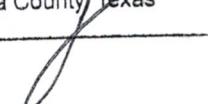
EXECUTED this 3rd day of September, 2013.

  
\_\_\_\_\_  
JOHN SLOAN, Substitute Trustee

**FILED**  
AT 9:25 O'CLOCK A M

SEP 03 2013

JOANN CHASTAIN,  
County Clerk, County Court at Law  
Angelina County, Texas

By \_\_\_\_\_  


Being all that certain tract or parcel of land lying and situated in Angelina County, Texas, and being a portion of the A. S. Croom Homestead place, and out of that certain tract or parcel of land that was deeded by Blalock Croom, et ux to Mrs. Nora Croom, dated September 12, 1934, of record in Volume 83, page 361, 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 164.5 ft S 63 deg 45 min E from the Northwest corner of that certain tract or parcel of land that was deeded by Blalock Croom, et al, to Mrs. Nora Croom, dated September 12, 1934, of record in Volume 83, page 361, of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the same being the Northeast corner of that certain tract deeded to E. W. Ramsiger by T.M. Graham et ux, on August 1, 1928, of record in Vol. 69, page 452, of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said beginning point being the Northeast corner of that certain tract of land deeded by A. S. Croom, et ux, to R.S. Philen, by a Correction Deed dated the 20th day of March 1949, and which is of record in the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes;

THENCE S 6 deg 45 min W and with the East boundary line of that certain tract of land deeded to R.S. Philen, described in the aforesaid referred to Correction Deed at 150 ft to a stake for corner in same;