

FILED
AT 8:45 O'CLOCK A.M.
OCT 11 2016
AMY FINCHER
County Clerk, County Court at Law
By Angelina County, Texas
VUP

Notice of Substitute Trustee's Sale

Date: October 10, 2016
Substitute Trustee: Jeff "Marty" Barnhill
Lender: A Fountainwood LLC
Note: Original principal sum of \$71,900.00 dated December 31, 2012

Deed of Trust

Date: December 31, 2012

Grantor: Felicia Reagan

Lender: A Fountainwood LLC

Recording information: Deed of Trust dated December 31, 2012 and filed of record on January 7, 2013 as Instrument No. 2013-00300481 of the Official Public Records of Angelina County, Texas.

Property:

Being all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.L. QUINALTY SURVEY, Abstract No. 40 and being all of Lot No. 9 and part or portion of Lot No. 10 of Block No. 4 of the North-Montrose Addition, a Subdivision in the City of Lufkin, Texas, as recorded in Cabinet B on Slide 21-A of the Map and Plat Records of Angelina County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto.

County: Angelina County, Texas

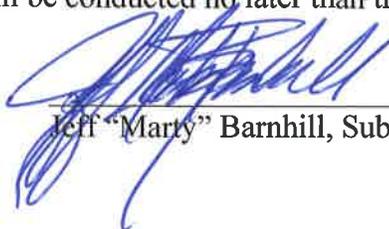
Date of Sale (first Tuesday of month): November 1, 2016

Time of Sale: 1:00 PM, or within three hours thereafter.

Place of Sale: Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas in the hallway outside of the Commissioners' Courtroom adjacent to the atrium.

Don W. Duran is Trustee under the Deed of Trust. Lender has appointed Jeff "Marty" Barnhill as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Jeff "Marty" Barnhill, Substitute Trustee

Exhibit "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND-LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J.L. QUINALTY SURVEY, ABSTRACT NO. 40 AND BEING ALL OF LOT NO. 9 AND A PART OR PORTION OF LOT NO. 10 OF BLOCK NO. 4 OF THE NORTH-MONTROSE ADDITION, A SUBDIVISION IN THE CITY OF LUFKIN, TEXAS, AS RECORDED IN CABINET 8 ON SLIDE 21-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, (AND BEING ALL OF THAT CERTAIN 0.245 ACRE TRACT DESCRIBED IN A DEED FROM KIM EDWARD HUNT TO DAVID STEPHEN SPENCER DATED JULY 6, 1984 AND RECORDED IN VOLUME 363 ON PAGE 51 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS) TO WHICH REFERENCES ARE HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO LOT NO. 9 AND THE NORTHWEST CORNER OF LOT NO. 8, A 1/2" ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF HUMASON AVENUE (50 FEET RIGHT-OF-WAY);

THENCE S 00 DEGREES 14' 23" W (CALLED S 01 DEGREES 35' W) WITH THE EAST BOUNDARY LINE OF THE SAID LOT NO. 9 AND THE WEST BOUNDARY LINE OF THE SAID LOT NO. 8, AT 164.03 FEET (CALLED 164.03 FEET) THE SOUTHEAST CORNER OF THE SAID LOT NO. 9 AND THE SOUTHWEST CORNER OF THE SAID LOT NO. 8, A 3/4" PIPE FOUND FOR CORNER IN THE NORTH BOUNDARY LINE OF BLOCK NO. 2 OF THE CLINOMAN ADDITION, A SUBDIVISION IN THE CITY OF LUFKIN, TEXAS, AS RECORDED IN CABINET 8 ON SLIDE 21-B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, SAID PIPE WITNESSED BY A CONCRETE MONUMENT BEARING S 89 DEGREES 34' 59" W 431.58 FEET AND A FENCE CORNER BEARING S 78 DEGREES W 4.4 FEET;

THENCE THENCE CALLS WITH THE NORTH BOUNDARY LINE OF THE SAID BLOCK NO. 2 OF THE SAID CLINOMAN ADDITION AS FOLLOWS:

1.) N 89 DEGREES 36' 51" W (CALLED S 88 DEGREES 10' W) WITH THE SOUTH BOUNDARY LINE OF THE SAID LOT NO. 9, AT 10.22 FEET (CALLED 10.22 FEET) A SOUTHWEST CORNER OF THE SAID LOT NO. 9, A CONCRETE MONUMENT FOUND FOR CORNER WITNESSED BY A FENCE CORNER BEARING S 59 DEGREES W 2.7 FEET;

2.) N 00 DEGREES 32' 23" W (CALLED N 00 DEGREES 46' W) WITH A WEST BOUNDARY LINE OF THE SAID LOT NO. 9, AT 33.85 FEET (CALLED 33.74 FEET) AN INTERIOR ELL CORNER OF THE SAID LOT NO. 9, A CONCRETE MONUMENT FOUND FOR CORNER IN A CHAIN LINK FENCE;

3.) S 89 DEGREES 07' 52" W (CALLED S 89 DEGREES 00' W) WITH THE SOUTH BOUNDARY LINE OF THE SAID LOT NO. 9 AND THE SOUTH BOUNDARY LINE OF THE AFORESAID REFERRED TO LOT NO. 10, AT 69.89 FEET (CALLED 69.84 FEET) THE SOUTHEAST CORNER OF THAT CERTAIN 0.333 ACRE TRACT DESCRIBED IN A DEED FROM WACHOVIA BANK, N.A. TO BARON V. AYRES DATED DECEMBER 29, 2005 AND RECORDED IN DOCUMENT NO. 00297834 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER WITNESSED BY A CONCRETE MONUMENT BEARING S 89 DEGREES 07' 52" W 269.09 FEET, A FENCE CORNER BEARING N 73 DEGREES S 0.8 FEET, AND A FENCE CORNER BEARING N 71 DEGREES E 2.1 FEET;

THENCE N 00 DEGREES 30' 89" E (CALLED N 01 DEGREES 31' E) WITH THE EAST BOUNDARY LINE OF THE SAID 0.333 ACRE TRACT, AT 121.16 FEET (CALLED 121.34 FEET) THE NORTHEAST CORNER OF THE SAID 0.333 ACRE TRACT, A 1/2" ROD FOUND FOR CORNER (AT A 1 1/2" PIPE) IN THE NORTH BOUNDARY LINE OF THE AFORESAID LOT NO. 10 AND THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID HUMASON AVENUE, SAID ROD WITNESSED BY A 1/2" ROD (AT A 1 1/2" ROD) BEARING S 89 DEGREES 59' 06" W 120.11 FEET;

THENCE N 89 DEGREES 59' 06" E (CALLED EAST) WITH THE NORTH BOUNDARY LINE OF THE SAID LOT NO. 10, THE NORTH BOUNDARY LINE OF THE AFORESAID TO LOT NO. 9, AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID HUMASON AVENUE, AT 79.94 FEET (CALLED 80.00 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.245 ACRES OF LAND, MORE OR LESS.