

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

By _____
County Clerk, Angelina County, Texas
OCT 11 2016
AT 2:40 o'clock P.M.
FILED

WHEREAS, on the 15th day of February, 2016, Wanda A. Smith ("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 now 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 HEREB GIVEN that on Tuesday, the 1st day of November, 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 Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.

Said Property is describe as follows:

1. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TX AND BEING LOT 10 BLOCK 10, TOWN OF DIBOLL, TO ANGELINA CO. CABINET A, SLIDE 72-A & B, 73-A&B AND 74-A.
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 11 day of October, 2016.

By: Sheryl Karlson, Substitute Trustee

Address of Substitute Trustee:

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

After Recording Return to:
Texas Funding Corporation
Post Office Box 19562
Houston, Texas 77224

Foreclosure Services

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

AT 2:51:51 PM
OCT 11 2016
AMY FINCHER, County Clerk at Law
County Clerk, County of Angelina, Texas
By _____

DEED OF TRUST INFORMATION:

Date: 09/02/2008
Grantor(s): LARRY WAYNE PAUL, JR. AND JENNIFER ROSE PAUL, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BENCHMARK MORTGAGE, LLC DBA GRANDMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$178,092.00
Recording Information: Instrument 2008-00247857
Property County: Angelina
Property:

TRACT ONE: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE ADRIAN YOUNG SURVEY, ABSTRACT NO. 681, AND BEING A PART OR PORTION OF THAT CERTAIN 8.716 ACRE TRACT OF LAND AS SET OUT AND DESCRIBED AS TRACT NO. ONE (1) IN THAT CERTAIN DEED FROM MARSHALL FOCH HERRINGTON TO RICHARD LEE KOSAKO, DATED JULY 7, 1975, OF RECORD IN VOLUME 427, PAGE 164 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 THE MOST EASTERN OR NORTHEAST CORNER OF THE AFORESAID REFERRED TO 8.716 ACRE TRACT, A 1/2" IRON PIPE FOUND FOR CORNER; THENCE SOUTH 43 DEGREES 46 MINUTES 44 SECONDS WEST, WITH THE SOUTHEAST BOUNDARY LINE OF SAID 8.716 ACRE TRACT, FOR A DISTANCE OF 859.15 FEET, TO THE MOST EASTERN CORNER OF A 0.893 OF AN ACRE TRACT OF LAND CONVEYED BY DEED FROM RICHARD LEE KOSAKO TO JAMES E. WILLMON, ET UX, DATED NOVEMBER 18, 1978, OF RECORD IN VOLUME 483, PAGE 540 OF THE DEED OF RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON PIPE FOUND FOR CORNER IN THE SOUTHEAST BOUNDARY LINE OF SAID 8.716 ACRE TRACT; THENCE NORTH 38 DEGREES 30 MINUTES 19 SECONDS WEST, WITH THE NORTHEAST BOUNDARY LINE OF SAID 0.893 OF AN ACRE TRACT, FOR A DISTANCE OF 262.09 FEET, TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF SAID 8.716 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2109, A 1/2" IRON PIPE FOUND FOR CORNER AT THE MOST NORTHERN CORNER OF SAID 0.893 OF AN ACRE TRACT; THENCE NORTH 09 DEGREES 41 MINUTES 43 SECONDS EAST, WITH THE WEST BOUNDARY LINE OF SAID 8.716 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 2109, FOR A DISTANCE OF 670.58 FEET, TO THE MOST NORTHERN OR NORTHWEST CORNER OF SAID 8.716 ACRE TRACT, A 1/2" IRON PIPE FOUND FOR CORNER; THENCE SOUTH 69 DEGREES 07 MINUTES 51 SECONDS EAST, WITH THE NORTH BOUNDARY LINE OF SAID 8.716 ACRE TACT, FOR A DISTANCE OF 689.93 FEET, TO THE PLACE OF BEGINNING, CONTAINING 7.771 ACRES OF LAND, MORE OR LESS. TRACT TWO: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, BEING OUT OF THE ADRIAN YOUNG SURVEY, ABSTRACT NO. 681, AND ALSO BEING A PART OR PORTION OF THAT CERTAIN 8.716 ACRE TRACT DESCRIBED AS TRACT NO. 1 IN DEED FROM MARSHALL FOCH TO RICHARD LEE KOSAKO AS RECORDED IN VOLUME 427 ON PAGE 164 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THAT SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT; BEGINNING N 9 DEGREES 41 MINUTES 43 SECONDS E 30.00 FEET FROM THE SOUTH EAST CORNER OF THE AFORESAID REFERRED TO 8.716 ACRE TRACT A 1/2" IRON PIPE SET IN THE WEST BOUNDARY LINE OF SAME ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF FARM ROAD NO. 2109; THENCE N 9 DEGREES 41 MINUTES 43 SECONDS E WITH IN PART THE WEST BOUNDARY LINE OF SAID 8.716 ACRE TRACT AND THE EAST RIGHT-OF-WAY OF FARM ROAD NO. 2109 AT 314.30 FEET A 1/2" IRON PIPE SET FOR CORNER IN SAME; THENCE S 38 DEGREES 30 MINUTES 19 SECONDS E AT 262.07 FEET INTERSECT THE EAST BOUNDARY LINE OF SAID 8.716 ACRE TRACT 1/2" IRON PIPE SET FOR CORNER; THENCE S 43 DEGREES 46 MINUTES 44 SECONDS W WITH IN PART THE EAST BOUNDARY LINE OF SAID 8.716 ACRE TRACT AT 195.78 FEET A 1/2" IRON PIPE SET FOR CORNER; THENCE N 65 DEGREES 34 MINUTES 14 SECONDS W AT 88.57 FEET AND THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.893 ACRES OF LAND, MORE OR LESS.

Reported Address: 10197 FM 2109, HUNTINGTON, TX 75949

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2016
Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections. in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.

Substitute Trustee(s): Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Chris Demarest, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Chris Demarest, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Chris Demarest, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

Sheryl LaMont
10-10-16

Our File Number: 16-06935

Name: MICAH TINKLE AND KIMBERLY TINKLE, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 14, 2014, MICAH TINKLE AND KIMBERLY TINKLE, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to SCOTT EVERETT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2014-00313360, in the DEED OF TRUST OR REAL PROPERTY records of ANGELINA COUNTY, TEXAS; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 1, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in ANGELINA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 5 AND LOT 13, BLOCK 6, HOLLY ACRES ADDITION, TO THE CITY OF LUFKIN, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 99-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS.

Property Address: 443 ELM BRANCH ST
HUNTINGTON, TX 75949

Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION

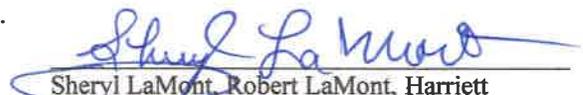
Noteholder: U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA STREET
OWENSBORO, KY 42301

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 10th day of October, 2016.


Sheryl LaMont, Robert LaMont, Harriett Fletcher, David Sims, Karen Lilley, Sharon St. Pierre, Wes Wheat, Leb Kemp, Evan Press, Amy Bowman, Kelley Burns, Traci Yeaman, Aarti Patel, Reid Ruple, Matthew Wolfson, Chris Demarest, Dann Porter, Allan Johnston, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

AT 3:50 o'clock PM
OCT 11 2016
County Clerk, Angelina County, Texas
By: AMY FLETCHER, County Clerk at Law

Resolve

FILED
OCT 11 2016
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: [Signature]

NOTICE OF FORECLOSURE SALE

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.

- 1. Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/28/2011 and recorded in Document 2011-00279583 real property records of Angelina County, Texas. Re-filed in Document 2014-00316716 real property records of Angelina County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 12/06/2016
Time: 01:00 PM
Place: Angelina County Courthouse, Texas, at the following location: THE ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE
or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by RAYMOND GILL, provides that it secures the payment of the indebtedness in the original principal amount of \$87,620.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER, SHARON ST. PIERRE OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER, SHARON ST. PIERRE OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Angelina County Clerk and caused it to be posted at the location directed by the Angelina County Commissioners Court.



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 (1) all of that certain 0.378 acre tract described in a deed from John Wayne Adams, et ux to Chris Carroll, et ux dated March 6, 2003 and recorded in Volume 1724 on Page 41 of the Deed Records of Angelina County, Texas, and (2) all of that certain 0.358 acre tract (0.734 acre tract save and except 0.376 acre tract) described in a deed from Falcon Properties, Inc. to Christopher Carroll et ux dated March 7, 2008 and recorded in Document No. 2008-00241674 of the Deed Records of Angelina County, Texas, to which reference is 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 North corner of the aforesaid referred 0.358 acre tract and the East corner of that certain 1.316 acre tract described in a deed from Joshua Smith to David Hicks et ux dated September 8, 2008 and recorded in Document No, 2008-00248233 of the Deed Records of Angelina County, Texas, a 1" rod found for corner (at a fence corner) in the West boundary line of Block No. 1 of the LUFKIN FOUNDRY ADDITION, a subdivision to the City of Lufkin, Angelina County, Texas, as recorded in Cabinet A, on Slide 25-A & 25-B of the Map and Plat Records of Angelina County, Texas;

THENCE two calls with the East boundary line of the aforesaid referred to 0.378 acre tract and the West boundary line of the said Block No.1 of the LUFKIN FOUNDRY ADDITION as follows:

(1) S 20° 06' 48" E with the East boundary line of the said 0.358 acre tract, at 212.16 feet pass on line a 1/2" pipe found for the Southeast corner of the said 0.358 acre tract and the Northeast corner of the said 0.378 acre tract, at 232.68 feet a concrete monument found for corner;

(2) S 21 ° 02' 31" E, at 141.91 feet the Southeast corner of the said 0.378 acre tract, a 1/2" pipe found for corner in the North right-of-way line of Pershing Avenue as described in a Right-of Way deed to the City of Lufkin as recorded in Volume 542 on Page 546 of the Deed Records of Angelina County, Texas, said pipe witnessed by a concrete monument found for the Southwest corner of the said Block No. 1 of the LUFKIN FOUNDRY ADDITION bearing S 21' 02' 31" E 1.37 feet, a fence corner bearing N 19° W 14.0 feet, and an end of fence bearing N 20° W 14.8 feet;

THENCE two calls with the South boundary line of the said 0.378 acre tract and the North right-of-way line of the said Pershing Avenue (60 feet wide right-of-way) as follows:

(1) Northwesterly with a 04° 23'47" curve to the left (Central Angel = 04° 19' 37" Radius =1303.24 feet and a Long Chord Bearing and Distance = N 76° 16' 45" W 98.40 feet). at 98.42 feet a 1/2" pipe found for corner;

deed from Chad David Housewright, et al to David W. Milem dated July 2, 2003 and recorded in Volume 1797 on Page 73 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner witnessed by a 1" square rod found bearing S 10° 29' 26" W 7.54 feet;

THENCE N 10° 29' 26" E with a West boundary line of the said 0.358 acre tract and the East boundary line of the said 0.385 acre tract, at 187.46 feet an interior ell corner of the said 0.358 acre tract and the Northeast corner of the said 0.385 acre tract, a 1/2" pipe set for corner witnessed by a fence corner bearing S 26° W 1.0 feet;

THENCE N 84° 58' 22" W with a South boundary line of the said 0.358 acre tract and the North boundary line of the said 0.385 acre tract, at 63.00 feet a West corner of the said 0.358 acre tract and the Northwest corner of the said 0.385 acre tract, a 1/2" pipe set for corner in the East boundary line of the aforesaid 1.316 acre tract, said pipe witnessed by a 1/2" pipe bearing S 03° 07' 33" W 1.13 feet, a 1/2 pipe bearing S 56° 13' 11 " E 0.49 feet, a 1/2" rod found for the Southeast corner of the said 1.316 acre tract and an interior ell corner of the said 0.385 acre tract bearing S 33° 15' 21 " W 43.04 feet, and a fence corner bearing N 34° E 9.0 feet;

THENCE N 33° 15' 21" E with a West boundary line of the said 0.358 acre tract and an East boundary line of the said 1.316 acre tract, at 143.79 feet the point and place of beginning and containing 0.734 acre of land, more or less.

Basis of Bearing: The East boundary line of that certain 0.378 acre tract described in a deed from John Wayne Adams, et ux to Chris Carroll, et ux dated March 6, 2003 and recorded in Volume 1724 on Page 41 of the Deed Records of Angelina County, Texas (deed call - S 21° 02' 31" E 141.91 feet - found concrete monument and 1/2" pipe 141.91 feet apart.