

NOTICE OF TRUSTEE'S SALE

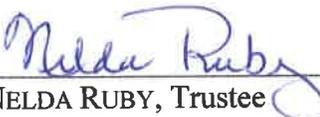
Pursuant to authority conferred upon me by that certain Deed of Trust executed by Jackie Jenkins and wife, Johnette Jenkins, of Angelina County, Texas, dated October 2013, and recorded as Instrument Number 2013-00310125, of the Official Public Records of Angelina County, Texas, I will, as Trustee under 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, February 3, 2015, (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:

Being .978 acres, more or less, in the Lewis Holloway Survey, Abstract No. 310 as more particularly described in the attached Exhibit "A".

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 5th day of January, 2015.


NELDA RUBY, Trustee

FILED
AT 10:00 CLOK A M
JAN 05 2015
AMY T. RICHES
County Clerk, County Court at Law
Angelina County, Texas

EXHIBIT "A"

certain tract or parcel of land, situated in Angelina County, Texas, about two miles east from the City of Lufkin, Texas; and being a portion of the Lewis Holloway Survey and being one (1) acre out of the N. W. corner of John Brookshire's 21 acre tract out of the above mentioned survey, described as follows:

Beginning eight (8) feet S 20 E from the NW corner of said 21 acre tract, a stake for corner, the south margin of public road;

Thence S 20 E at 433 feet to an iron stake for corner;

Thence N 70 E 105 feet to iron stake for corner in field;

Thence N 20 W at 397 feet to an iron stake for corner in south margin of public road;

Thence West with the south margin of said road at 111.7 feet to the place of beginning, and being the same tract of land described in the deed from J. L. Ross and wife to

M. K. Brookshire et ux which is of record in Book 95, page 412, Deed Records, Angelina County, Texas.

Save and Except:

Being 0.022 acres (948.0 square feet) of land situated in the Lewis Holloway Survey, A-310, Angelina County, Texas, and being a portion of the a 1 acre tract which was conveyed from Cora Freeman to Curry J. McElroy, by an instrument recorded in Volume 258, Page 158, Angelina County Deed Records, (ACDR) said 0.022 acres (948.0 square feet) of land being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" iron rod set at the northwest corner of the above mentioned 1 acre tract, same being the most northerly northeast corner of the residue of a called 21 acre tract which was conveyed from Curry J. McElroy, et ux to Gus Boesch, Jr., et ux by an instrument recorded in Volume 190, Page 411, ACDR, and also being in the existing south right-of-way (ROW) line of Paul Avenue;

THENCE N 89° 45' 13" E, along said existing ROW line, a distance of 112.99 feet, to a 1/2" iron rod found at the northeast corner of said 1 acre tract, same being the northwest corner of 2 acre tract which was conveyed from Essie Pearl Reynolds to Gilford Thomas Stovall, et ux by an instrument recorded in Volume 361, Page 32, ACDR;

THENCE S 20° 40' 46" E, along the common line between said 1 acre tract and said 2 acre tract, a distance of 8.70 feet, to a 1/2" iron rod set at the point of intersection with the proposed south ROW line of Paul Avenue;

THENCE S 89° 30' 57" W, along said proposed ROW line, a distance of 112.82 feet, to a 1/2" iron rod set at the point of intersection with the west boundary line of said 1 acre tract, same being the most northerly east boundary line of the aforementioned called 21 acre tract;

THENCE N 20° 40' 46" W, along the common line between said called 21 acre tract, and said 1 acre tract, a distance of 9.20 feet, to the PLACE OF BEGINNING and containing 0.022 acres (948.0 square feet) of land.