

NOTICE OF TRUSTEE'S SALE
PRIVATE

Date: JANUARY 7, 2020

ORIGINAL DEED OF TRUST:

Date: APRIL 25, 2018
Grantor: MARISSA A. LYTLE
Grantor's County: ANGELINA.
Beneficiary (or Holder): HAYFLO INVESTMENTS, LLC
Trustee: KYLE D. HAY
Recording Information: Clerk's File No. 2018-00370151 of Deed Records
of Angelina County, Texas.

Property: BEING all that certain **0.33 Acre** tract of land lying and situated in Angelina County, Texas, out of the **ISOM WRAY SURVEY, ABSTRACT NO. 828** and being a part or portion of that certain 2.70 acre tract described in a deed from TIMOTHY RAY KREBS, et ux, to Kyle D. Hay dated July 26, 2006 and recorded in Document No. 2006-00217565 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for all purposes and the said tract or parcel being more fully described in the attached EXHIBIT "A" and Seller hereby conveys an adjacent 30' road and utility easement as described in the attached EXHIBIT "B" .

NOTE:


Date: April 25, 2018
Amount: \$ 32,436.94
Current Debtor/Holder HAYFLO INVESTMENTS, LLC

DATE OF SALE OF PROPERTY (FIRST TUESDAY OF MONTH): FEBRUARY 4, 2020.


EARLIEST TIME OF SALE OF PROPERTY :(Between 10:00 a.m. and 4:00 p.m.)1:00 p.m.

Place of Sale of Property: In or outside the Meeting Room of the Angelina County Courthouse Annex, 606 E. Lufkin, Lufkin, Texas 75901.

Because of default in performance of the obligations of the deed of trust, the Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within four (4) hours after that time.



Kyle D. Hay (Trustee)

FILED
AT 4:15 O'CLOCK P M
JAN 10 2020
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: 

KYLE D. HAY
 0.333 ACRE TRACT
 ISOM WRAY SURVEY, ABSTRACT NO. 828
 ANGELINA COUNTY, TEXAS

All that certain tract or parcel of land lying and situated in Angelina County, Texas, within the ISOM WRAY SURVEY, ABSTRACT NO. 828, being out of and a part of that certain 2.70 acre tract which was conveyed from Timothy Ray Krebs, et ux, to Kyle D. Hay by deed dated July 16, 2006 and recorded in Document No. 2006-00217565 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to wit:

BEGINNING at the Southeast corner of the above referred to 2.70 acre tract, same being the Northeast corner of that certain 3.82 acre tract which was conveyed from Jerry L. Mashburn, et ux, to Ronnie D. Alsbrooks, et ux, by deed dated April 2, 2003 and recorded in Volume 1738, on Page 298 of the Deed Records of Angelina County, Texas, set a ½" iron pipe for corner on the West right of way line of Cowart Road from which a fence end bears N 89° W 2.8 feet;

THENCE S 83° 03' 57" W with the boundary common to the above referred to 2.70 acre tract and the above mentioned 3.82 acre tract, 183.27 feet to a ½" iron pipe set for corner therein;

THENCE N 09° 36' 21" W severing the above referred to 2.70 acre tract, 81.45 feet to a ½" iron pipe set for corner;

THENCE N 88° 45' 18" E severing the above referred to 2.70 acre tract, 225.35 feet to a ½" iron pipe set for corner in the East boundary line thereof, same being the West right of way line of said Cowart Road;

THENCE S 25° 16' 21" W with last named boundary, 69.75 feet to the place of beginning containing 0.333 acre of land, more or less.

Basis of Bearings: From a ½' iron rod found marking the Westernmost corner of that certain 3.82 acre tract which was conveyed from Jerry L. Mashburn, et ux, to Ronnie D. Alsbrooks, et ux, by deed dated April 2, 2003 and recorded in Volume 1738, on Page 298 of the Deed Records of Angelina County, Texas, to a ½" iron rod found marking the Northernmost corner of that certain 1.31 acre tract which was conveyed from Thomas Lee Nerren, et ux, to Roy G. Chamblee, et ux, by deed dated December 17, 1974 and recorded in Volume 420, on Page 45 of the Deed Records of Angelina County, Texas, is assumed to lie on a bearing of N 61° 04" E for 1237.64 feet, which is as shown on an unrecorded plat of the Division of the Jack Koon 88.88 acre tract, dated April 29, 1971.

EVERETT P. GRIFFITH, JR. & ASSOCIATES, INC.
 Engineering and Surveying



Karey L. Lee (Signature in blue ink)
 Registered Professional Land Surveyor No. 1733
 408 North Third
 Lufkin, Texas 75901
 (936) 634-5528
 November 29, 2006

EXHIBIT B

**KYLE D. HAY
0.162 ACRE EASEMENT TRACT
ISOM WRAY SURVEY, ABSTRACT NO. 828
ANGELINA COUNTY, TEXAS**

All that certain tract or parcel of land lying and situated in Angelina County, Texas, within the ISOM WRAY SURVEY, ABSTRACT NO. 828, being out of and a part of that certain 2.70 acre tract which was conveyed from Timothy Ray Krebs, et ux, to Kyle D. Hay by deed dated July 26, 2006 and recorded in Document No. 2006-00217565 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to wit:

BEGINNING at a ½" iron pipe set for corner in the East boundary line of the above referred to 2.70 acre tract, same being the West right of way line of Cowart Road, located N 25° 16' 21" E 69.75 feet from the Southeast corner of said 2.70 acre tract;

THENCE S 88° 45' 18" W severing the above referred to 2.70 acre tract, 225.35 feet to a ½" iron pipe set for corner;

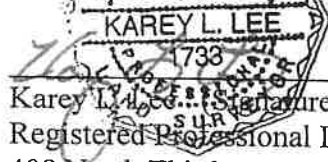
THENCE N 09° 36' 21" W severing the above referred to 2.70 acre tract, 30.32 feet to a ½" iron pipe set for corner

THENCE N 88° 45' 18" E severing the above referred to 2.70 acre tract, 244.73 feet to a ½" iron pipe set for corner in the East boundary line thereof, same being the West right of way line of said Cowart Road;

THENCE S 25° 16' 21" W with last named boundary, 33.53 feet to the place of beginning containing 0.162 acre of land, more or less.

Basis of Bearings: From a ½' iron rod found marking the Westernmost corner of that certain 3.82 acre tract which was conveyed from Jerry L. Mashburn, et ux, to Ronnie D. Alsbrooks, et ux, by deed dated April 2, 2003 and recorded in Volume 1738, on Page 298 of the Deed Records of Angelina County, Texas, to a ½" iron rod found marking the Northernmost corner of that certain 1.31 acre tract which was conveyed from Thomas Lee Nerren, et ux, to Roy G. Chamblee, et ux, by deed dated December 17, 1974 and recorded in Volume 420, on Page 45 of the Deed Records of Angelina County, Texas, is assumed to lie on a bearing of N 61° 04" E for 1237.64 feet, which is as shown on an unrecorded plat of the Division of the Jack Koon 88.88 acre tract, dated April 29, 1971.

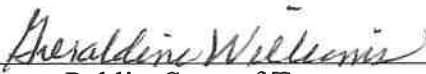
EVERETT D. SMITH, JR. & ASSOCIATES, INC.
Engineering and Surveying


Karey L. Lee (Signature in blue ink)
Registered Professional Land Surveyor No. 1733
408 North Third
Lufkin, Texas 75901
(936) 634-5528
November 29, 2006

THE STATE OF TEXAS:)(

COUNTY OF ANGELINA)(

The foregoing instrument was acknowledged before me this the 7TH day of JANUARY, 2020, by KYLE D. HAY.



Notary Public, State of Texas

