

NOTICE OF TRUSTEE'S SALE
PRIVATE
Date: JANUARY 7, 2020

FILED
AT 4:15 O'CLOCK P.M.
JAN 10 2020

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By MO

ORIGINAL DEED OF TRUST:

Date: APRIL 8, 2019
Grantor: ANTHONY C. LYTLE & ALYCIA N. JORDAN
Grantor's County: ANGELINA
Beneficiary (or Holder): HAYFLO INVESTMENTS, LLC
Trustee: KYLE D. HAY
Recording Information: Clerk's File No. 2019-00380078 of Deed Records
of Angelina County, Texas.

Property: BEING all that certain **1.349 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".

NOTE:

Date: April 8, 2019
Amount: \$ 14,000.00
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)

Exhibit A

KYLE D. HAY
1.349 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 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 South boundary line of the above referred to 2.70 acre tract, located S 83° 03' 57" W 183.27 feet from the Southeast corner thereof, this being also the North boundary line 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;

THENCE S 83° 03' 57" W with last named boundary, 603.00 feet to the West, or Southwest corner of the above referred to 2.70 acre tract, same being the Northwest corner of said 3.82 acre tract, a ½" iron pipe set for corner from which an iron stake found bears N 48° 02' 44" E 0.39 feet, a fence intersection bears S 48° W 3.2 feet, and a ½" iron rod found bears S 61° 04' 00" W 100.00 feet;

THENCE N 61° 04' 00" E with the Northwest boundary line of the above referred to 2.70 acre tract, along (but not with) the South boundary line of that certain 4.07 acre tract which was conveyed from Walter Mortgage Company to John A. Hooten, et ux, by deed dated October 9, 2004 and recorded in Volume 2075, on Page 90 of the Deed Records of Angelina County, Texas, and in part along (but not with) the South boundary line of that certain 5 acre tract which was conveyed from Ray Cowart, et ux, to Edward W. Forrest, et ux, by deed dated October 30, 1969 and recorded in Volume 362, on Page 298 of the Deed Records of Angelina County, Texas, 300.00 feet to a ½" iron pipe set for corner in the Northwest boundary line of said 2.70 acre tract:

THENCE N 83° 11' 48" E severing the above referred to 2.70 acre tract, 319.63 feet to a ½" iron pipe set for angle 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 Cowart Road;

THENCE S 25° 16' 21" W with last named boundary, 33.53 feet to a ½" iron pipe set for corner therein;

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 its Northwest corner;

THENCE S 09° 36' 21" E severing the above referred to 2.70 acre tract, 81.45 feet to the place of beginning containing 1.349 acres 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 un-recorded plat of the Division of the Jack Koon 88.88 acre tract, dated April 29, 1971.

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

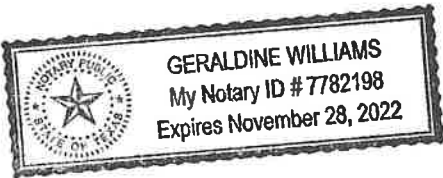
KAREY L. LEE

Karey L. Lee (Signature in blue ink)
Registered Professional Land Surveyor No. 1733
408 North Third, Lufkin, Texas 75901
(936) 634-5528, November 11, 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.



Geraldine Williams

Notary Public, State of Texas