


will be held on the front steps of the entrance to Angelina County Courthouse Annex. 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 E. Lufkin Avenue, Lufkin, Texas, (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale), in which county the Property is situated, on February 6, 2018, being the first Tuesday of said month, at 11:00 o'clock A.M. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of Debtor in all fixtures with personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personally pursuant to rights granted to Creditor under Section 9.501(d) of the Texas Business & Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

EXECUTED in multiple original copies on the 27th day of December, 2017.



Don W. Duran, Trustee under the Deed of Trust

EXHIBIT A

PROPERTY COMMONLY KNOWN AS:
384 PROVIDENCE RD, LUFKIN, TX 75904
ANGELINA CAD ID 60429

ALL that certain tract or parcel of land in and situated in Angelina County, Texas, out of the J.R. Williams Survey, Abstract No. 53, and being a part or portion of Lot No. 33 of the West Side Acres Subdivision in Angelina County, Texas, the Plat of same being on record in Volume 2, on Page 76 of the Map or Plat Records of Angelina County, Texas, to which reference is hereby made for all purposes, and said part or portion described by metes and bounds as follows, to wit:

BEGINNING N 3° 30' 00" E, 364.74 feet from the Southeast corner of Lot No. 36 of the aforesaid referred to West Side Acres Subdivision, a ½" iron pin set for corner in the East Boundary line of the aforesaid referred Lot No. 33 and the West Right-of-Way of a 40 foot County Road;

THENCE N 89° 32' 40" W. at 281.73 feet intersect the West boundary line of said Lot No. 33, also being on the West boundary line of said West Side Subdivision, a ½" iron pin set for corner;

THENCE N 0° 59' 46" W with the west boundary line of said Lot No. 33 and the West boundary line of said West Side Acres Subdivision, at 151.46 feet the Northwest corner of same, a ½" iron pipe found for corner;

THENCE S 89° 32' 40" E with the North Boundary line of said Lot No. 33 the South boundary line of Lot No. 31 at 293.62 feet the Northeast corner of said Lot No. 33 and the Southeast corner of Lot No. 31, a car jack found for corner of the West Right-of-Way of said county road;

THENCE S 3° 30' 00" W with the East boundary line of said Lot No. 33 and the West Right-of-Way line of said county road at 151.46 feet the point of beginning, and containing 1.000 acre of land, more or less.