

**Notice of Substitute Trustee's Foreclosure Sale**

("Deed of Trust"):

Dated: January 4, 2018  
Grantor: Chandler Rodgers and Lesa Rodgers  
Substitute Trustee: John Henry Tatum  
Lender: William Adkins and Trisha Adkins  
Recorded in: N/A

Legal Description: BEING all those certain lots, tracts or parcels of land lying and situated in Angelina County, Texas and being Lot Nos. 16, 17, 18, 19, 20, 21, 22, and 23 of Block No. 12 of the Town of Huntington, an Addition to the City of Huntington, Texas, as recording in Cabinet A, Slide 192-B of the Map and Plat Records of Angelina County, Texas.

Secures: Real Estate Note ("Note") in the original principal amount of \$85,000.00, executed by Chandler Rodgers and Lesa Rodgers ("Borrower") and payable to the order of Lender.

**Foreclosure Sale:**

Date: Tuesday, February 6, 2017  
Time: The sale of the Property will commence at 10:00 a.m. or within three hours after that time.  
Place: Angelina County Courthouse, Lufkin, Texas  
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Chandler and Lesa Rodgers' bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Williams Adkins and Trisha Adkins, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Formal notice is hereby given of William Adkins and Trisha Adkins' election to proceed against and sell the real property as described in the Deed of Trust in accordance with William Adkins and Trisha Adkins' rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

**FILED**  
AT 8:43 O'CLOCK A.M.  
JAN 05 2018  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By:     TW

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If William Adkins and Trisha Adkins pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by William Adkins and Trisha Adkins. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER AND IS SERVING AS THE SUBSTITUE TRUSTEE BY APPOINTMENT FROM THE HOLDER OF THE NOTE.**

TATUM & TATUM  
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John Henry Tatum