

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AT 2:30 O'CLOCK P M

NOTICE OF FORECLOSURE SALE

JAN 14 2020

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

AMY FINGER
County Clerk, County Court at Law
Angelina County, Texas
BY TS

COUNTY OF ANGELINA §

WHEREAS, on the 30th day of March, 2016, Margarito Enriquez ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to Don Duran, Trustee ("Trustee"), the real property more particularly described in Exhibit "A" attached hereto, together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded Document No. 2016-00338439, Real Property Records of Angelina County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Promissory Note (as extended, renewed, modified or replaced, "Note") dated of even date with the Deed of Trust and executed by Debtor, payable to the order of Janis Conner Family Partners, Ltd. ("Creditor"), in the original principal amount of \$101,400.00.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor requested and directed Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, at the Angelina County Commissioners Courtroom, Angelina County Courthouse Annex Building, located at 606 E. Lufkin Avenue, Lufkin, Texas; said location having been designated by the County Commissioners of Angelina County, Texas ("Commissioners"). In the event that early voting or elections is going on or in the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, all sales 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 March 3, 2020, 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 **SUBSTITUTE TRUSTEE**, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR **SUBSTITUTE 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 14th day of January, 2020.



Don W. Duran, Trustee under the Deed of Trust

EXHIBIT "A"

Tract One

All that certain lot, tract, or parcel of land lying and situated in Angelina County, Texas, within the ANTONIO CHEVANO SURVEY A-9, being out of and a part of that certain 77.366 acre tract which was conveyed from Temple Industries, Inc. to Sabine Investment Company of Texas, Inc. by deed dated January 10, 1972 and recorded in Volume 383, on Page 753 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and being more particularly described by metes and bounds as follows, to wit: .

BEGINNING at a 5/8" iron set for corner in the South right-of-way line of Maynard Street which is located S59°48'29"E 329.13 feet from a concrete monument marking a southeast corner of a certain 23.147 acre tract which was conveyed from Temple Eastex Incorporated to Sabine Investment Company of Texas, Inc. by deed of record in Volume 440, on Page 133 of the Deed Records of Angelina County, Texas;

THENCE S19°30'32"W 334.92 feet to a 5/8" iron rod set for corner;

THENCE N85°20'20"W 156.40 feet to a 5/8" iron rod set for the southeast corner of a certain 1.9408 acre tract which was conveyed from Sabine Investment Company of Texas, Inc. to Albert J. Delco, et ux, by deed dated March 7, 1978 and recorded in Volume 471, on Page 200 of the Deed Records of Angelina County, Texas;

THENCE N19°41'18"E at 375.47 feet intersect the South right-of-way line of Maynard Street, set 5/8" iron rod for the northeast corner of said 1.9408 acre tract;

THENCE S70°18'42"E with South right-of-way line of Maynard Street, at 150.00 feet the point and place of BEGINNING containing 1.2276 acres of land.

EXHIBIT "A"

Tract Two

BEING 1.9408 acres more or less out of and a part of 77.366 acre tract conveyed to Sabine Investment Company of Texas, Inc. by Temple Industries, Inc. by deed dated January 10, 1972, and recorded in Volume 383, Page 753 of the Deed Records of Angelina County, Texas. Said 77.366 acre tract being out of the A. Chevano League-Abstract 9 in Angelina County, Texas, and said 1.9408 tract being more particularly described as follows:

BEGINNING at an iron pipe in the South line of Maynard Street said point being N. 70° - 05' W - 300 feet from an Iron pin for the Northwest Corner of a 3.57 acre tract (Oak Hollow Development) as recorded in Volume 448, Page 125 of the Deed Records of Angelina County, Texas.

THENCE S. 19° - 55'; W - 375.47 feet to the Center line of a sewer easement;

THENCE N. 85° - 42' W - 77.7 feet to a point in said easement;

THENCE S. 72° - 14' W - 158.16 feet to a point in said easement for the Southwest corner of this tract;

THENCE N. 19° - 55' E - 493.06 feet to an iron pipe in the South line of Maynard Street;

THENCE S. 70° - 05' E - 200 feet to the PLACE OF BEGINNING.