

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.

FILED
AT 2:11 O'CLOCK P.M.

NOTICE OF FORECLOSURE SALE

JAN 16 2020

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

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

COUNTY OF ANGELINA §

WHEREAS, on the 29th day of September, 1995, Marion S. Chambers ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to Joe Lee Register, 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 in Volume 1032, Page 396, 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 Pearson Furniture, Inc., Employee Pension Benefit Plan now known as Pearson Financial Corporation P-S Pension Plan ("Creditor"), in the original principal amount of \$30,000.00.

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 by written instrument made, constituted, and appointed Don W. Duran as substitute trustee under the Deed of Trust ("Substitute Trustee") and requested and directed Substitute Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

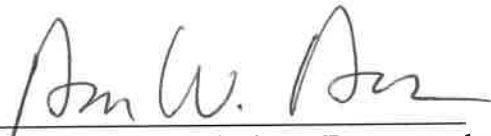
NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may 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 16th day of January, 2020.



Don W. Duran, Substitute Trustee under the
Deed of Trust

EXHIBIT 'A'

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.L. QUINALTY SURVEY, ABSTRACT NO. 40 and being (1) all of Lot No. 12 of Block No. 4 of the DAVID MC D SHEARER ADDITION, a SUBDIVISION in the City of Lufkin as recorded in Cabinet A on Slide 68A of the Map and Plat Records of Angelina County, Texas, and (2) all of that certain 0.187 acre tract described in a deed from Steven Ecker McKinney to Jeri Lynn McKinney dated May 3, 1993 and recorded in Volume 917 on Page 203 of the Real Property Records of Angelina County, Texas, to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the aforesaid referred to 0.187 acre tract and a corner of that certain 0.343 acre tract described in a deed from Nellie Mae Phillips to William E. Miles, et ux dated April 15, 1975 and recorded in Volume 423 on Page 456 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner in the Northeast boundary line of that certain tract described in a deed from Billy J. Murphy to Jill L. Murphy dated January 8, 1987 and recorded in Volume 666 on Page 796 of the Real Property Records of Angelina County, Texas;

THENCE S 69° 45' 34" E (called S 71° 02' 04" E) with the North boundary line of the said 0.187 acre tract and the South boundary line of the said 0.343 acre tract, at 159.63 feet (called 160.13 feet) the Northeast corner of the said 0.187 acre tract, the Southeast corner of the said 0.343 acre tract, the Northwest corner of the aforesaid referred to Lot No. 12, and the Southwest corner of Lot No. 11, a 1/2" rod found for corner;

THENCE S 75° 33' 36" E with the North boundary line of the said Lot No. 12 and the South boundary line of the said Lot No. 11, at 76.56 feet (called 76.6 feet) the Northeast corner of the said Lot No. 12 and the Southeast corner of Lot No. 11, a 1/2" pipe set for corner in the curving right-of-way line of Diana Drive;

THENCE two calls with the East boundary line of the said Lot No. 12 and the West right-of-way line of the said Diana Drive as follows:

- (1) Southeasterly with a 114° 45' 30" curve to the left (Central Angle = 45° 29' 34" Radius = 50.00 feet with Long Chord Bearing and Distance = S 08° 48' 42" E 38.67 feet), at 39.70 feet (called 39.7 feet) the end of said curve, a 1/2" rod found for corner;
- (2) S 28° 30' 26" W (called S 28° 35' W), at 70.94 feet (called 71 feet) the Southeast corner of the said Lot No. 12, a 1/2" rod found for corner (approximately 4 feet from the existing centerline);

THENCE S 71° 02' 21" W (called S 71° 27' W) with the South boundary line of the said Lot No. 12 and the North margin of the said Diana Drive, at 130.08 feet (called 129.4 feet) the Southwest corner of the said Lot No. 12 and the Southeast corner of the aforesaid Murphy tract, a 60d nail found for corner (approximately 8 feet from centerline) witnessed by an axle bearing N 15° 16' 36" E 9.68 feet;

THENCE N 25° 22' 53" E (called N 25° 34' E) with the West boundary line of the said Lot No. 12 and the East boundary line of the said Murphy tract, at 76.69 feet the South corner of the aforesaid 0.187 acre tract and a corner of the said Murphy tract, a 1/2" rod found for corner;

THENCE N 35° 36' 07" W (called N 37° 04' 33" W) with the Southwest boundary line of the said 0.187 acre tract and the Northeast boundary line of the said Murphy tract, at 181.81 feet (called 182.18 feet) the point and place of beginning and containing 0.487 acre of land, more or less.

Basis of Bearings: A South boundary line of the said DAVID MC D SHEARER ADDITION (Plat call - N 47° 37' W).