

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 10:30 CLOCK A.M

NOTICE OF FORECLOSURE SALE

MAR 12 2018

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

THE STATE OF TEXAS §
COUNTY OF ANGELINA §

KNOW ALL MEN BY THESE PRESENTS *mcs*

WHEREAS, on the 1st day of August, 2015, **Crescencio Garcia** ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to Gregory A. Burkett, Trustee ("Trustee"), the real property more particularly described in attached Exhibit "A", 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 under Document No 2018-00863081, 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 August 1, 2015 with the Deed of Trust and executed by Debtor, payable to the order of Nathan Worthen ("Creditor"), in the original principal amount of \$42,000.00.

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 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;

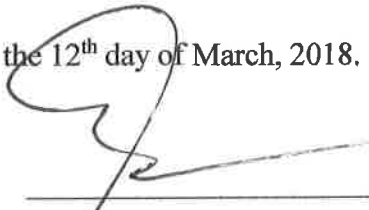
NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, sale or sales, at 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 April 3, 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 12th day of March, 2018.



Gregory A. Burkett, Trustee under the Deed
of Trust

SCHEDULE "A"

TRACT ONE: Lot Fifty-six (56), FALCON ESTATES, SECTION 2, a subdivision in Angelina County, Texas, of record in cabinet A, Slide 188-B of the Map and Plat Records of Angelina County, Texas.

TRACT TWO: 68 Square Foot being a part or portion of Lot Fifty-five (55), FALCON ESTATES, SECTION 2, a subdivision in Angelina County, Texas, of record in Cabinet A, Slide 188-B of the Map and Plat Records of Angelina County, Texas further described as:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J.A. MAGANO SURVEY, ABSTRACT NO. 25 AND BEING A PART OR PORTION OR PORTION OF THAT CALLED LOT 55 IN FALCON ESTATES SECTION 2, A SUBDIVISION IN ANGELINA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OR RECORD IN CABINET A ON SLIDE 188-B OF THE MAP OR PLAT RECORDS OF ANGELINA COUNTY, TEXAS. TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON PIN FOUND FOR THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO LOT 55 AND THE NORTHEAST CORNER OF LOT 56 IN THE AFORESAID REFERRED TO SUBDIVISION;
THENCE, ACROSS THE SAID LOT 55, S 00 DEG. 32' 50" E AT 68.03 FEET TO A 1/2" IRON PIN SET FOR CORNER;
THENCE, ACROSS THE SAID LOT 55, N 88 DEG. 50' 48" W 2.00 FEET A 1/2" IRON PIN SET FOR THE SOUTHEAST CORNER OF THE SAID LOT 56 AND THE NORTHEAST CORNER OF LOT 57 OF THE SAID SUBDIVISION OF THE WEST BOUNDARY LINE OF THE SAID LOT 55;
THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID LOT 56 AND THE SAID LOT 55, N 01 DEG 08' 00" W AT 68 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 68 SQUARE FEET OF LAND, MORE OR LESS.

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