

FILED
AT 2:00 O'CLOCK P.M.
MAR 08 2018

NOTICE OF TRUSTEE'S SALE

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By MCS Keith

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **A. Epperly and wife, Amanda L. Epperly**, of Angelina County, Texas, dated February 12, 2015, and recorded as Instrument Number 2015-00325608, of the Official Public Records of Angelina County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 3, 2018, (that being the first Tuesday of said month), at public auction to the highest bidder for cash, "AS IS". The sale will be conducted in the hallway adjacent to the atrium, outside the Angelina County Commissioners Courtroom located at the Angelina County Courthouse Annex Building located at 606 East Lufkin Avenue, Lufkin, Angelina County, Texas, between the hours of ten o'clock a.m. and one o'clock p.m. of that day (the earliest time at which the sale will occur being 10:00 a.m.); the following described property, to-wit:

PART ONE:

Being that certain lot, tract or parcel of land known as Lot One (1) of Bailey's Neal Road Subdivision, lying and situated in Angelina County, Texas, as the same appears upon the official map or plat which is of record in Cabinet E, Slide 156-A of the Map and Plat Records of Angelina County, Texas; to which reference is hereby made for any and all purposes;

PART TWO:

Manufactured Home, Skyline Corporation, Label/Seal Number LOU0042210, Serial No. 2K531103E

In the event that early voting or elections are going on in the Commissioners Courtroom, all sales will be held on the front steps of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas. 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 East Lufkin Avenue, Lufkin, Angelina County, Texas.

In the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, the sale will be conducted on the front steps of the entrance to the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas.

This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

EXECUTED this 8th day of March, 2018.

Nelda Ruby
NELDA RUBY, Trustee