

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 6th day of November, 2008, Serbando Martinez (the "Grantor"), executed a Deed of Trust conveying to William Powell, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Angelina County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of April, 2021, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, in the Angelina County Courthouse Annex located at 606 East Lufkin Avenue, Lufkin, Texas in the hallway outside the Commissioners' Courtroom adjacent to the atrium, or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections in Angelina County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioners' Court, where the Commissioners Court has designated such sales to take place. The courthouse is located at 606 East Lufkin Avenue, Lufkin, Texas 75901.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

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 send of this notice immediately.

Said Property is described as follows:

- TRACT ONE: BEING 0.33 ACRES, MORE OR LESS, PART OF THE V. MITCHELL SURVEY, ABSTRACT NO. 29 AND ALSO BEING KNOWN AS LOT 3, BLOCK 4 OF MURIAL HEIGHTS ADDITION, UNRECORDED, BEING SITUATED IN ANGELINA COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED. TRACT TWO: BEING 0.33 ACRES, MORE OR LESS, PART OF THE V. MITCHELL SURVEY, ABSTRACT NO. 29 AND ALSO BEING KNOWN AS LOT 2, BLOCK 4 OF MURIAL HEIGHTS ADDITION, UNRECORDED, BEING SITUATED IN ANGELINA COUNTY, TEXAS, AND MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED.
- ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 15th day of March, 2021.

Address of Substitute Trustee:

Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: Robert LaMont, Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

FILED
AT 3:40 O'CLOCK P.M.
MAR 15 2021
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: tw

Exhibit A

TRACT ONE:

All that certain lot, tract or parcel of land situated in the V. MICHELLI GRANT, ABSTRACT NO. 29, in Angelina County, Texas, and being a part or portion of a 47.97 acre tract of land conveyed to Clyde C. Jordan by Thomas C. Carroll, et ux, by deed dated January 8, 1962, and recorded in Volume 262, Page 506 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at a point S 89° 40' E for a distance of 296.45 feet and N 0° 20' E for a distance of 200 feet from the most Southwesterly corner of said 47.97 acre tract;

THENCE N 0° E for a distance of 150 feet, iron pipe for corner;

THENCE S 89° 40' E for a distance of 97 feet, iron pipe for corner;

THENCE S 0° 15' W for a distance of 150 feet, iron pipe for corner;

THENCE 89° 40' W for a distance of 97 feet to place of beginning, containing .33 of an acre of land, more or less;

TRACT TWO:

All that certain lot, tract or parcel of land situated in the V. MICHELLI SURVEY, ABSTRACT NO. 29, in Angelina County, Texas, and being a part or portion of a 47.96 acre tract of land conveyed to Clyde C. Jordan by Thomas C. Carroll, et ux, by deed dated January 8, 1962, and recorded in Volume 262, Page 506 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at a point S 89° 40' E for a distance of 393.45 feet and N 0° 20' E for a distance of 200 feet from the most Southwesterly corner of said 47.96 acre tract;

THENCE N 0° 15' E for a distance of 150 feet, iron pipe for corner;

THENCE S 89° 40' E for a distance of 97 feet, iron pipe for corner;

THENCE S 0° 15' W for a distance of 150 feet, iron pipe for corner;

THENCE N 89° 40' W for a distance of 97 feet to place of beginning, containing .33 of an acre of land, more or less.