

FILED
AT 2:02 O'CLOCK P.M.

APR 09 2021

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

By SAH

Notice of Substitute Trustee's Sale

Date: April 9, 2021

Substitute Trustee: Jeff "Marty" Barnhill

Lender: Calmar Holdings, LLC

Note: Original principal sum of \$105,000.00 dated May 4, 2011

Deed of Trust

Date: May 4, 2011

Grantor: Diana Parras

Assumed by: Diana Parras Garcia and Martin Garcia

Original Lender: Page Lavan Perry

Current Lender and Lienholder: Calmar Holdings, LLC

Recording information:

Deed of Trust dated May 4, 2011 and filed of record as Document No. 2011-00279808, assigned to Jimmy Carnes by Transfer of Lien recorded on August 14, 2014 as Document No. 2014-00320061, further assigned to S.E.E., LTD by Transfer of Lien recorded on December 14, 2015 as Document No. 2015-00334933, and further assigned to Calmar Holdings, LLC by Transfer of Lien recorded on January 20, 2017 as Document No. 2017-00348223, all of the Official Public Records of Angelina County, Texas

Property:

Being all of Lot No. One (1) and Part or Portion of Lot Nos. Two (2) and Three (3), Block No. Twelve (12), of the Original Town of Lufkin, an addition to the City of Lufkin, Texas as shown on the official map or plat of record in Cabinet B, Slide 44-B of the Map and Plat Records of Angelina County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

County: Angelina County, Texas

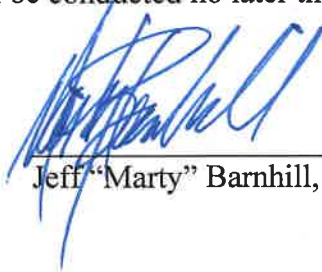
Date of Sale (first Tuesday of month): May 4, 2021

Time of Sale: 1:00 PM, or within three hours thereafter.

Place of Sale: Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas in the hallway outside of the Commissioners' Courtroom adjacent to the atrium.

Jeff S. Chance is Trustee under the Deed of Trust. Lender has appointed Jeff "Marty" Barnhill as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Jeff "Marty" Barnhill, Substitute Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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 sender of this notice immediately.

EXHIBIT "A"

All that certain tract or parcel of land being parts of Lots One (1), Two (2), and Three (3), in Block Twelve (12) of the original Town of Lufkin, Texas; as shown in Book P, Page 368, of the Deed Records of Angelina County, Texas, said tract or parcel of land herein conveyed being more particularly described as follows, to-wit:

BEGINNING at a point 94 feet, N 70 East from the northwest corner of Block 12 of the original Town of Lufkin, being a point in the South Boundary Line of Burke Avenue and in the North Boundary Line of Lot 2, and being the most northerly northwest corner of a tract of land conveyed by Elsie Davis et al, to O. L. McFaddin, et ux, by deed dated August 6, 1946, recorded in Book 121, Page 299, Deed Records of Angelina County, Texas;

THENCE S 20 East 78 feet with the West Boundary Line of the McFaddin Tract to a stake for corner, being an intermediate southwest corner of the McFaddin Tract;

THENCE N 70 East with an intermediate South Boundary Line of the McFaddin Tract at 6 feet crossing the West Boundary Line of Lot 3 and the East Boundary Line of Lot 2 in said Block 12 of the original town of Lufkin at 21 feet to a stake, an intermediate corner of the McFaddin Tract;

THENCE S 20 East with the west boundary Line of the McFaddin Tract 62 feet to a point in the South Boundary Line of Lot 3, Block 12, and in the North Boundary Line of an alley, a stake for corner;

THENCE S 70 West with the South Boundary Line of Lot 3, Lot 2 and Lot 1 of Block 12 and the North Boundary Line of an alley 115 feet to a stake at the southwest corner of Lot 1, Block 12 in the East margin of South First Street.

THENCE N 20 West with the East margin of South First Street 140 feet to the northwest corner of Lot 1, Block 12, to a stake at the intersection of South First Street and Burke Avenue;

THENCE N 70 East with the South Boundary Line of Burke Avenue and the North Boundary Line of Lots 1 and 2 in Block 12, 94 feet to the place of beginning, and being all of Lot 1, Block 12, and all of Lots 2 and 3 in Block 12, save and except those portions of Lots 2 and 3 in Block 12, which are included in the land conveyed by Elsie Davis, et al, to O. L. McFaddin by the deed of August 6, 1946, hereinabove referred to.