

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AT 2:30 O'CLOCK PM
FILED

JUN 12 2023

AMY FINCHER
 County Clerk, County Court at Law
 Angelina County, Texas
 By *AM*

STATE OF TEXAS §

COUNTY OF ANGELINA §

DEED OF TRUST:

Date: August 31, 2018
 Grantor: Michael William Squyres
 Original Beneficiary: BancorpSouth Bank
 Trustee: Charles J. Pignuolo
 Recording Info: Clerk's File No. 2018-00371425 of the Real Property Records of Angelina County, Texas

CURRENT BENEFICIARY: Cadence Bank

SUBSTITUTE TRUSTEE: Sheryl LaMont and/or Robert LaMont and/or Donna Caddenhead and/or Penney Thornton and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: BEING A PART OR PORTION OF LOT ONE (1), BLOCK EIGHT (8) OF CROWN COLONY SECTION III, A SUBDIVISION IN THE CITY OF LUFKIN, TEXAS, AS RECORDED IN CABINET A, SLIDE 159-B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS AND ALSO BEING DESCRIBED AS 0.179 ACRE OF LAND, MORE OR LESS, OUT OF THE J.A. LONGARIO SURVEY, ABSTRACT NO. 24 (SEE LEGAL DESCRIPTION ATTACHED TO EXHIBIT "A" FOR FULL METES AND BOUNDS DESCRIPTION).

DATE OF SALE: Wednesday, July 5, 2023

TIME OF SALE: No earlier than 1:00 PM and to be concluded within three hours of such time.

PLACE OF SALE: In the area designated by the Angelina County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Angelina County Courthouse, or, if there is no such entrance, then at the west wall of the Angelina County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: June 12, 2023

Sheryl LaMont

Sheryl LaMont and/or Robert LaMont
 and/or Donna Caddenhead and/or Penney
 Thornton and/or Bruce M. Badger and/or
 Travis C. Badger
 Substitute Trustee

PREPARED BY:
 BADGER LAW PLLC
 3400 Ave. H, Second Floor
 Rosenberg, TX 77471

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.A. LONGARIO SURVEY, ABSTRACT NO. 24 being a part or portion of Lot No. 1 of Block No. 8 of CROWN COLONY SECTION III, a subdivision in the City of Lufkin, Texas as recorded in Cabinet A on Slide 159-B of the Map and Plat Records of Angelina County, Texas, to which reference is 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 Southeast corner of the aforesaid referred to Lot No. 1 of Block No. 8 and the Northeast corner of Lot No. 12 of Block No. 7, a 1" pipe found for corner in the West right-of-way line of Champions Drive (60-foot wide right-of-way);

THENCE S 69° 37' 00" W with the South boundary line of the said Lot No. 1 of Block No. 8 and the North boundary line of the said Lot No. 12 of Block No. 7, at 65.00 feet the Southeast corner of that certain 5400 square feet tract of land described in a deed from Billy C. Wells, et ux to Judith Marie Cutting, dated May 4, 1999 and recorded in Volume 1206 on Page 153 of the Real Property Records of Angelina County, Texas, a 1" ROD found for corner witnessed by a fence corner bearing S 29° 57' 12" W 1.46 feet, a 1" pipe found for the Northwest corner of the said Lot No. 12 of Block No. 7 bearing S 69° 31' 19" W 30.03 feet, and a ½" rod found for the Southwest corner of the said Cutting tract bearing S 69° 39' 59" W 44.93 feet;

THENCE N 20° 19' 35" W with the East boundary line of the said Cutting, at 199.99 feet the Northeast corner of the said Cutting tract, a ½" rod found for corner in the North boundary line of the said Lot No. 1 of Block No. 8 and the South right-of-way line of Windsor Court (50 feet wide right-of-way), said rod witnessed by a 1" pipe found for the Northwest corner of the said Cutting tract bearing S 69° 31' 42" W 44.74 feet;

THENCE N 69° 40' 30" E with the North boundary line of the said Lot No. 1 of Block No. 8, and the South right-of-way line of Windsor Court (50-foot wide right-of-way), at 65.00 feet the Northeast corner of the said Block No. 1 of Block No. 8, a ½" pipe set for corner in the West right-of-way line of the aforesaid Champions Drive;

THENCE S 20° 19' 35" E with the East boundary line of the said Lot No. 1 of Block No. 8 and the West right-of-way line of the said Champions Drive, at 199.92 feet the point and place of beginning and containing 0.179 acre of land, more or less.