

necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the foreclosure sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Mortgagee. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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 to Chance Law Office, PLLC, 2009 Tulane Drive, Lufkin, Texas 75901.



Jeff S. Chance, Trustee

Exhibit A

BEING all that certain tract or parcel of land situated in Angelina County, Texas, and being a portion of the LEWIS HOLLOWAY SURVEY, and being one acre, more or less, out of the J. J. Dominy 65 acre tract, described as follows:

BEGINNING at the NW corner of the W. P. KIMMEY 2- $\frac{1}{2}$ acre tract out of said Dominy 65 acre tract, a stake for corner;

THENCE N 39- $\frac{3}{4}$ W at 263- $\frac{1}{2}$ feet to a stake for corner;

THENCE S 25- $\frac{1}{2}$ W at 181 feet to a stake for corner;

THENCE S 39- $\frac{3}{4}$ E at 301 feet to stake for corner in the WBL of said Kimmey 2- $\frac{1}{2}$ acre tract;

THENCE N 13- $\frac{3}{4}$ E with the said Kimmey WB line at 204 feet to the place of beginning, containing one acre, more or less, and being the same land as described in a deed from Roy A. Davidson and wife, Addie Davidson, to H. J. Rye and wife, Mary E. Rye, dated February 2, 1956, and of record in Volume 197, page 226 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes.