

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 19<sup>th</sup> day of September, 2016, Christian Thomas Dooley and Felicia Lynn Dooley (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 4<sup>th</sup> day of August, 2020, 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, in the hallway outside the Commissioner's Court adjacent to the atrium; or the front steps of the main entrance of the Angelina County Courthouse if the Courtroom is closed for holidays or elections, or if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court, where the Commissioners Court has designated such sales to take place. The courthouse is located at 606 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:

1. 1.177 ACRES, MORE OR LESS, PART OF THE JOHN MCANNALLY SURVEY, ABSTRACT NO. 437, BEING SITUATED IN ANGELINA COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED.
2. 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 13 day of July, 2020.

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

By: Sheryl Lambert  
Sheryl Lambert, Substitute Trustee

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

FILED  
AT 152 O'CLOCK P M

JUL 13 2020

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By: MO

Foreclosure Services

EXHIBIT A

Legal description of the land:

All that certain tract or parcel of land situated in the John McAnnally Survey, Abstract No. 437, in Angelina County, Texas, and being a part or portion of a 9,201 acre tract of land conveyed by deed from John C. Smith, Jr. et ux to A.R. Crawford, et ux, dated January 30, 1981, of record in Volume 514, Page 356 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 the most Eastern corner of the aforesaid referred to 9.201 acre tract, a One-half (1/2") inch iron pipe found for corner in the S.B. line of a county oil top road;

Thence 44 degrees 24 minutes 11 seconds West, with the Southeast boundary line of said 9.201 acre tract, at 381.49 feet a One-half (1/2") inch iron rod found for corner in the Southeast boundary line of same, also being the most Eastern corner of a 2.537 acre tract of land conveyed out of said 9.201 acre tract;

Thence North 39 degrees 04 minutes 22 seconds West, with the Northeast Boundary line of said 2.537 acre tract, at 150.30 feet an ell corner of said 2.537 acre tract a gate post found for corner;

Thence North 44 degrees 13 minutes 05 seconds east, with the upper Southeast boundary line of said 2.537 acre tract, at 175.33 feet the most Eastern corner of said 2.537 acre tract, a fence corner post for corner at an angle point in the Southeast boundary line of a 2,906 acre tract of land conveyed by deed from Rentha Orita Crawford, a widow to Walter R. Farris, et ux, dated November 16, 1989, of record in Volume 781, Page 818 of the real Property Records of Angelina County, Texas;

Thence North 11 degrees 17 minutes 21 seconds East, with the Southeast boundary line of said 2,906 acre tract, at 83.92 feet intersect the North boundary line of the aforesaid referred to 9.201 acre tract and the South boundary line of the aforesaid county oil top road, a One-half (1/2") inch iron pin for corner;

Thence South 76 degrees 51 minutes 07 seconds East, with the North boundary line of said 9.201 acre tract and the South boundary line of said county oil top road, at 228.96 feet the point and Place of Beginning, containing 1.177 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.