

**NOTICE OF TRUSTEE'S SALE**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** July 9, 2018  
**Trustee:** Barham, Inc.  
**Lender:** GEORGE S. BARHAM, IV,  
**Note:**

**Date:** June 5, 2006  
**Grantor:** Richard Oehler

**Current Lender:** George S. Barham, IV

FILED  
AT 8:18 O'CLOCK P.M.  
JUL 07 2018  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By tw

**Recording information:** Vendor's Lien retained in Warranty Deed from George S. Barham, IV to Richard Oehler, dated June 5, 2006, recorded in Instrument Number 2006-00216186, Official Public Records, Angelina County, Texas, to secure a note in the original principal amount of \$34,166.00, said note and lien being further secured by a Deed of Trust Lien created by Deed of Trust from Richard Oehler, to Barham Inc, Trustee for George S. Barham, IV, , dated June 5, 2006, recorded in instrument number 2006-00216187, Official Public Records, Angelina County, Texas

**Property:** See Attachment, Exhibit A and Exhibit B.

**County:** Angelina

**Date of Sale (first Tuesday of month):** August 7, 2018

**Time of Sale:** No earlier than 10:00 a.m. and no later than three hours thereafter

**Place of Sale:** Angelina County Courthouse, Lufkin, Texas

Lender has appointed **Barham, Inc** as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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.

  
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Abril Godinez-Barham, INC.

STATE OF TEXAS §  
COUNTY OF NACOGDOCHES §

BEFORE ME, the undersigned authority, on this day personally appeared Abril Godinez-Barham Inc, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed:

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of July 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF TEXAS



**PREPARED BY:**  
Barham Inc  
924 N. University Dr. Nacogdoches, TX 75961  
Phone: AC 936/559-7304

**AFTER RECORDATION, PLEASE RETURN TO:**  
Barham Inc  
924 N. University Dr. Nacogdoches, TX 75961  
Phone: AC 936/559-7304

Exhibit A

TRACT 11

1.772 ACRE TRACT  
JOHN KELLY SURVEY  
ABSTRACT NO. 398  
ANGELINA COUNTY, TEXAS

Being that certain tract or parcel of land situated in the John Kelly Survey, A-398, Angelina County, Texas, and being a part or portion of that called 42.898 acre tract of land described in a Special Warranty Deed from Champion Realty Corporation to Southwood Timberlands Corporation, dated September 23, 2002, and recorded in Volume 1642, Page 107 of the Real Property Records of Angelina County, Texas (RPRACT), and to which reference is hereby made to for any and all purposes and being more particularly described by metes and bounds as follows, to wit;

COMMENCING at a 1/2-inch iron rod found in the westerly line of a called 39.352 acre tract described in a Special Warranty Deed from Cook Forestry Products L.L.C. to Armando Navarro, Jr. and wife, Jill Navarro, dated August 23, 2001, and recorded in Volume 1462, Page 307, RPRACT, for the southeast corner of a called 3.783 acre tract described in a Special Warranty Deed from Champion Realty Corporation to M & M Water Supply Corporation (M&MW.S.C.), dated July 24, 2002, and recorded in Volume 1608, Page 240, RPRACT, for the northeast corner of the referenced tract;

THENCE S 03° 01' 01" E, along the common line of the referenced tract and said Navarro tract, 952.27 feet to a 4-inch concrete monument found for the southwest corner of said Navarro tract, same being the northwest corner of a called 18 acre tract of land described in a Deed from Sam G. Clark, Jr. to Johnnie N. Feeler, dated August 9, 1976, and recorded in Volume 444, Page 794, RPRACT;

THENCE S 03° 26' 53" E, along the common line of the referenced tract and said Feeler tract, 385.84 feet to a 60d nail set in the root of a tree for the POINT OF BEGINNING of the herein described tract;

THENCE S 03° 26' 53" E, along said common line, 148.00 feet to a 1/2-inch iron rod set for the southeast corner of the herein described tract;

THENCE S 86° 52' 00" W, across the referenced tract, passing at 515.49 feet a 1/2-inch iron rod set for reference, continuing for a total distance of 540.49 feet to a 60d nail set in the centerline of County Road 125, same being in the westerly line of the referenced tract and the easterly line of the residual of a called 288.218 acre tract described in a Partial Correction Special Warranty Deed from International Paper Company to Champion Realty Corporation, dated May 24, 2001, and recorded in Volume 1449, Page 298, RPRACT, for the southwest corner of the herein described tract;

THENCE N 10° 53' 08" E, along the westerly line of the referenced tract, 152.54 feet to a 60d nail set in the centerline of said county road for the northwest corner of the herein described tract;

THENCE N 86° 52' 00" E, across the referenced tract, passing at 25.00 feet a 1/2-inch iron rod set for reference, continuing for a total distance of 502.73 feet to the POINT OF BEGINNING and containing 1.772 acres of land, more or less, of which approximately 0.084 acre lies within the limits of County Road 125, as shown on the accompanying survey plat of even date herewith.

GOODWIN-LASITER, INC.

*Richard L. Montague*  
Richard L. Montague, R.P.L.S. No. 4656  
Lufkin, Texas January 3, 2003



Exhibit B

TRACT 12

1.900 ACRE TRACT  
JOHN KELLY SURVEY  
ABSTRACT NO. 398  
ANGELINA COUNTY, TEXAS

Being that certain tract or parcel of land situated in the John Kelly Survey, A-398, Angelina County, Texas, and being a part or portion of that called 42.898 acre tract of land described in a Special Warranty Deed from Champion Realty Corporation to Southwood Timberlands Corporation, dated September 23, 2002, and recorded in Volume 1642, Page 107 of the Real Property Records of Angelina County, Texas (RPRACT), and to which reference is hereby made to for any and all purposes and being more particularly described by metes and bounds as follows, to wit;

COMMENCING at a 1/2-inch iron rod found in the westerly line of a called 39.352 acre tract described in a Special Warranty Deed from Cook Forestry Products L.L.C. to Armando Navarro, Jr. and wife, Jill Navarro, dated August 23, 2001, and recorded in Volume 1462, Page 307, RPRACT, for the southeast corner of a called 3.783 acre tract described in a Special Warranty Deed from Champion Realty Corporation to M & M Water Supply Corporation (M&MW.S.C.), dated July 24, 2002, and recorded in Volume 1608, Page 240, RPRACT, for the northeast corner of the referenced tract;

THENCE S 03° 01' 01" E, along the common line of the referenced tract and said Navarro tract, 952.27 feet to a 4-inch concrete monument found for the southwest corner of said Navarro tract, same being the northwest corner of a called 18 acre tract of land described in a Deed from Sam G. Clark, Jr. to Johnnie N. Feeler, dated August 9, 1976, and recorded in Volume 444, Page 794, RPRACT;

THENCE S 03° 26' 53" E, along the common line of the referenced tract and said Feeler tract, 533.84 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING of the herein described tract;


THENCE S 03° 26' 53" E, along said common line, 148.00 feet to a 1/2-inch iron rod set for the southeast corner of the herein described tract;

THENCE S 86° 52' 00" W, across the referenced tract, passing at 553.26 feet a 1/2-inch iron rod set for reference, continuing for a total distance of 578.26 feet to a 60d nail set in the centerline of County Road 125, same being in the westerly line of the referenced tract and the easterly line of the residual of a called 288.218 acre tract described in a Partial Correction Special Warranty Deed from International Paper Company to Champion Realty Corporation, dated May 24, 2001, and recorded in Volume 1449, Page 298, RPRACT, for the southwest corner of the herein described tract;

THENCE N 10° 53' 08" E, along the westerly line of the referenced tract, 152.54 feet to a 60d nail set in the centerline of said county road for the northwest corner of the herein described tract;

THENCE N 86° 52' 00" E, across the referenced tract, passing at 25.00 feet a 1/2-inch iron rod set for reference, continuing for a total distance of 540.49 feet to the POINT OF BEGINNING and containing 1.900 acres of land, more or less, of which approximately 0.084 acre lies within the limits of County Road 125, as shown on the accompanying survey plat of even date herewith.

GOODWIN-LASITER, INC.

  
Richard L. Montague, R.P.L.S. No. 4656  
Lufkin, Texas January 3, 2003

