

FILED
AT 3:10 O'CLOCK P.M.

JUL 16 2018

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

By

Notice of Substitute Trustee's Sale

Date: July 16, 2018

Substitute Trustee: Jeff "Marty" Barnhill and Joshua L. McMahon IV

Substitute Trustee's Address: 1616 S. Chestnut Ave
Lufkin, Texas 77351

Lender: Commercial Bank of Texas, N.A.

Note: Original principal sum of \$38,500.00 dated April 18, 2013.

Deed of Trust

Date: April 18, 2013

Grantor: Kelly Wilson

Lender: Commercial Bank of Texas, N.A.

Recording information: Deed of Trust dated April 18, 2013 and filed of record on April 26, 2013 as Instrument No. 2013-00304551 of the Official Public Records of Angelina County, Texas.

Property: All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, within the Littleton Turner Survey, Abstract No. 612, being out of and a part of a certain tract which was conveyed from C. D. Hudnall, et us, to Joe Craig Smith, et ux, by deed dated November 15, 1973, and to which reference is hereby made for any and all purposes, the same being recorded in Volume 406, Page 404, of the Deed Records of Angelina County, Texas, being more particularly described as follows, to-wit:

BEGINNING S 53° 18' 39" W 147.74 feet from the East corner of said tract, at a spike set for corner in oiled and graded county road;

THENCE S 53° 18' 39" W 125.00 feet to a spike set for corner in said road;

THENCE N 36° 41' 21" W at 20.00 feet pass on line a 1" iron stake set for corner, and in all 170.00 feet to a 1" iron stake set for corner;

THENCE N 53° 18' 39" E 125.00 feet to a 1" iron stake for corner;

THENCE S 36° 41' 21" E 150.00 feet to a 1" iron stake set for witness corner and in all 1870.00 feet to the PLACE OF BEGINNING containing 0.488 acres of land.

County: Angelina County, Texas

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


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.

Raymond H. Rust III is Trustee under the Deed of Trust. Lender has appointed Jeff "Marty" Barnhill and Joshua L. McMahon IV 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.

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.



Joshua L. McMahon IV, Substitute Trustee