

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

THE STATE OF TEXAS)
COUNTY OF ANGELINA)

FILED
AT 2:50 O'CLOCK P.M.
JUN 21 2018
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: [Signature]

Notice is hereby given that whereas, on August 11, 2010, Segura and Yolanda Segura, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Document No. 2010-00271101, Official Records, Angelina County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

May 30, 2018, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the Angelina County Annex, 606 East Lufkin Avenue, Lufkin, Texas, in the hallway outside the Commissioner's Courtroom adjacent to the Atrium in Lufkin, Angelina County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of August, being the 7th day of August 2018, the following land located in said county and more particularly described as follows:

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas and being Lot 10, Block 1 of the John O'Hara No. 2 Addition to the City of Diboll, as the same appears upon the official map or plat, which is of record in Cabinet A, Slide 145-A, map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. The restrictive covenant recorded at Volume 397, Page 811, Deed Records, Angelina County, Texas.

2. Shortages in area.
3. Unpaid ad valorem taxes.
4. Visible and apparent easements on or across the property, the existence of which does not appear of record.
5. Any portion of the herein described property lying within the boundary of any road or roadway.
6. Reservation and/or conveyance of all oil, gas and other minerals by predecessors in title.
7. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
8. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land.
9. Mineral and/or Royalty Interest, the royalties, bonuses, rentals and all other rights in connection with said mineral and/or royalty rights, bonuses and rentals, described in instrument from Mrs. R. L. Bresie, et al to Southern Pine Lumber Company, dated February 8, 1924, recorded in Volume 59, Page 628, Deed Records, Angelina, Texas.
10. Rights of Angelina County Water Control and Improvement District No. 2 to levy taxes and issue bonds as set out in information filed by said District in the office of the County Clerk of Angelina County, Texas, of record in Cabinet A, Slide 145-A, Map and Plat Records, Angelina County, Texas.
11. Setback lines and utility easements over and across subject property as shown on subject property on the official map or plat of record in Cabinet A, Slide 145-A of the Map and Plat Records of Angelina County, Texas, per Restrictions recorded in Volume 397, Page 811, Deed Records, Angelina County, Texas and as shown on the Mortgage Loan Survey dated May 27, 1999 and prepared by Michael G. Parker, R.P.L.S. No. 4527.
12. Overhead electrical lines as shown on the Mortgage Loan Survey dated May 27, 1999 and prepared by Michael G. Parker, R.P.L.S. No. 4527.

13. Encroachment of house, carport and concrete driveway into the Thirty (30) Foot Building Setback Line(s) as shown on the Mortgage Loan Survey dated May 27, 1999 and prepared by Michael G. Parker, R.P.L.S. No. 4527.

14. Encroachment of concrete driveway into the Ten (10) Foot Utility Easement as shown on the Mortgage Loan Survey dated May 27, 1999 and prepared by Michael G. Parker, R.P.L.S. No. 4527.

15. Encroachment of chain-link fence into adjoining Lot 9 and Lot 11, into the Five (5) Foot Utility Easement, into the Five (S) Foot Building Setback Line(s), Ten (10) Foot Utility Easement and into Ten (10) Foot Building Setback Line(s) as shown on the Mortgage Loan Survey dated May 27, 1999 and prepared by Michael G. Parker, R.P.L.S. No. 4527.

16. Encroachment of shed into the Ten (10) Foot Utility Easement and into the Ten (10) Foot Building Setback Line(s) IIS shown on the Mortgage Loan Survey dated May 27, 1999 and prepared by Michael G. Parker, R.P.L.S. No. 4527.

EXECUTED this 14th day of June, 2018.



Bonita J. Davidson
Substitute Trustee
1520 E. Denman, Suite 104
Lufkin, TX 75901
(936) 634-9900 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF ANGELINA)

This instrument was acknowledged before me on June 14,
2018, by Bonita J. Davidson, as Substitute Trustee.




Notary Public, State of Texas