

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS           \*  
  \*  
COUNTY OF ANGELINA    \*

Notice is hereby given that, whereas on the 8th day of May, 2015, DONOVAN CLIFTON and STEPHANIE CLIFTON, Grantors, conveyed to RUSSELL GIDEON, Trustee for the benefit of AUSTIN BANK TEXAS, N.A., certain property situated in Angelina County, Texas, to secure the payment of one certain note therein described, which is described in that certain Deed of Trust is recorded under County Clerk's File Number 2015-00328169, Official Public Records of Angelina County, Texas, to which record reference is here made to more fully show the wording and effect of such instrument and the property covered by it; and whereas the said Deed of Trust specifically authorizes the appointment of a Substitute Trustee by the beneficiary of the said Deed of Trust in case of the Trustee's inability to serve, and whereas the said RUSSELL GIDEON is unable to serve, and whereas, by authority of the said Deed of Trust, AUSTIN BANK TEXAS, N.A. as holder thereunder, did on the 2nd day of July, 2018, appoint me, GEORGE T. HOLLAND, as Substitute Trustee, and whereas the said DONOVAN CLIFTON and STEPHANIE CLIFTON having made default in the payment of the Note described in such instrument; and whereas the said beneficiary, AUSTIN BANK TEXAS, N.A., has requested me to enforce such trust:

NOW, THEREFORE, I, GEORGE T. HOLLAND, Substitute Trustee as aforesaid, hereby give notice that I will accordingly, after due posting of this Notice as required by such Deed of Trust, sell on Tuesday, **August 7, 2018**, (that being the first Tuesday of said month) at public auction to the highest bidder for cash in the area officially designated for foreclosure sales at the Angelina County Courthouse in Lufkin, Texas, between the hours of 1:00 o'clock P.M. and 4:00 o'clock P.M. of that day (the earliest time at which such sale will occur being 1:00 o'clock P.M.), the following described property, to-wit:

**All that certain lot, tract or parcel of land situated in Angelina County, Texas, and being 1.526 acres, more or less, out of the J. L. Quinalty Survey, Abstract Number 40, Angelina County, Texas, and being a portion of that certain tract of land conveyed by Salina Linch, et vir, by deed dated February 6, 1918 recorded in volume 42, page 42, page 561, of the Deed Records of Angelina County, Texas, and being more completely described on Exhibit "A" attached hereto and made a part hereof for all purposes;**

Pursuant to Section 51.002 of the *Texas Property Code* (b)(I), I would advise you of the following:

**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.**

EXECUTED this 6th day of July, 2018.

  
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GEORGE T. HOLLAND, Substitute Trustee

Property Address:

1128 Sayers Street  
Lufkin, Texas 75904

Substitute Trustee's Address:

George T. Holland  
Holland & Endres  
P. O. Box 747  
Tyler, Texas 75710  
Phone: 903/593-9950  
Fax: 903/593-9975  
email: [gtholland@suddenlinkmail.com](mailto:gtholland@suddenlinkmail.com)

**EXHIBIT "A"**

BEING out of the J.L. QUINALTY SURVEY, also being a part or portion of that certain tract or parcel of land conveyed by Salina Leach, et vir by deed dated February 6, 1918, recorded in Volume 42, Page 561 of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the point of intersection of the South R.O.W. line of Leach Street (40' R.O.W.) with the East R.O.W. line of Sayers St. (50' R.O.W.) a 4" concrete monument set for corner, said point also being 40.00 feet S 4 deg. 44' 34" W. and 204.56 feet N 85 deg. 15' 26" W from concrete monument #12 of the J.C. Smith Addition to the City of Lufkin, Texas, and official map being of record in Volume 3, Page 4 of the Map and Plat Records of Angelina County, Texas, (from this beginning corner the S.W. corner of Block No. 6 of said J.C. Smith Addition Plat, bears N 37 deg. 10'36" W. 53.77 feet);

THENCE S. 85 deg. 15' 26" E. with the South R.O.W. line of said Leach Street, 40 feet from and parallel with the S.B. line of the aforesaid J.C. Smith Addition, at 279.03 feet a 1/2" pipe for corner;

THENCE S 3 deg. 14' 26" W. at 100.3 pass on line a 1/2" pipe at 229.29 feet a 1/2" pipe for corner;

THENCE E 87 deg. 32' 38" W at 262.13 feet intersect the East R.O.W. line of the aforesaid Sayers Street, a 1/2" pipe for corner;

THENCE N 0 deg. 42' 08" W with said East R.O.W. line at 265.24 feet the point and place of beginning, containing 1.526 acres of land more or less.

FILED  
AT 1:54 PM  
JUL 06 2018  
AMY FINCHER  
County Clerk, County Court at Law  
By \_\_\_\_\_  
Angelina County, Texas