

**NOTICE OF FORECLOSURE SALE**

**Date:** August 5, 2021

**FILED**  
**AT 11:07 O'CLOCK A.M.**  
**AUG 17 2021**  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By CC

**Deed of Trust ("Deed of Trust"):**

**Date:** February 1, 2017

**Grantor:** Stacey Mitchell

**Trustee:** Nelda Ruby

**Beneficiary:** Charles D. Kilgore and Linda E. Kilgore

**Recorded As:** Doc. No. 348383, Official Public Records, Angelina County, Texas

**Substitute Trustee:** Nathan C. Cace/Ron Layer/CJ Andrews

**Promissory Note ("Note"):**

**Date:** February 1, 2017

**Borrower:** Stacey Mitchell

**Lender:** Charles D. Kilgore and Linda E. Kilgore

**Original Principal Amount:** \$69,000.00

**Property To Be Sold.** The property to be sold (the "Property") is described as follows:

**PLEASE SEE ATTACHED EXHIBIT "A"**

**Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday, September 7, 2021

**Time:** The sale shall begin no earlier than 1:00 P.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place:** At the place designated by the Angelina County Commissioner for the conduct of non-judicial foreclosure sales.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

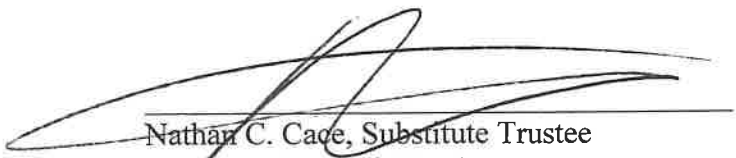
**Type of Sale:** The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

**Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Nathan C. Cace at 6609 Blanco Road, Suite 235, San Antonio, Texas 78216, Tel: (210) 874-2223, Fax (210) 579-2023, email: Nathan@CaceLaw.Com

**Default and Request to Act:** Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATE August 5, 2021.



Nathan C. Cace, Substitute Trustee  
Texas Bar No. 24055246  
6609 Blanco Road, Suite 235  
San Antonio, Texas 78216  
Tel: (210) 874-2223  
Fax: (210) 579-2023  
Nathan@CaceLaw.Com

EXHIBIT "A"

All that certain tract or parcel of land situated in the MISSOURI BOYCE 160 ACRE SURVEY, in Angelina County, Texas, and being a part or portion of a 2.21 acre tract of land conveyed by deed from A. C. Slack to Frank K. Roach, et ux dated May 13, 1946, of record in Volume 117, Page 555, Deed Records of Angelina County, Texas, and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the S. W. corner of a 0.48 acre tract of land conveyed by deed from Frank K. Roach, et ux to K. W. Casey, et ux, dated April 24, 1951, of record in Volume 177, Page 441, Deed Records of Angelina County, Texas, a 1/2" iron rod for corner in the Northwest boundary line of Slack Street;

THENCE S 43° 00' 00" W with the Northwest boundary line of said Slack Street, at 74.60 feet intersect the curving North right-of-way line of State Highway Loop No. 287, a 1/2" iron rod for corner;

THENCE with the curving North right-of-way line of said Loop No. 287, at 36.22 feet a 1/2" iron rod for corner in same;

THENCE N 11° 04' 07" W at 117.10 feet a 1/2" iron rod for corner;

THENCE N 71° 43' 06" E at 100.04 feet a 1/2" iron rod for corner on the W. B. Line of the aforesaid 0.48 acre tract;

THENCE S 9° 19' 17" E with the W. B. Line of said 0.48 acre tract, at 86.16 feet the point and place of beginning.

This conveyance is made subject to any and all mineral reservations, leases, restrictions, easements and covenants of record in the office of the County Clerk of Angelina County, Texas, applicable to and enforceable against the hereinabove described property.