

FILED
AT 9:57 A.M. OCT 9 2019
SEP 09 2019
MY FINGER
County Clerk, County Court at Law
Anderson County, Texas
MO

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE AS IF COPIED VERBATIM

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

Date: October 1, 2019

Time: The sale shall begin no earlier than 10:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: The sale will be conducted in the area of the Courthouse designated by the Commissioner's Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust

executed by James Tran. The deed of trust is dated December 20, 2018, and is recorded in the office of the County Clerk of Angelina County, Texas, in Document Number 2019-00380681, of the Real Property Records of Angelina County, Texas.


5. 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 promissory note in the original principal amount of \$36,050.00 executed by James Tran payable to the order of 7M Properties, L.L.C., (2) all renewals and extensions of the note; and (3) 7M Properties, L.L.C., is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

7M Properties, L.L.C.
2404 E. Denman Ave.
Lufkin, Texas 75901

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED September 9, 2019



Thomas W. Deaton, Trustee
103 East Denman
Lufkin, Texas 75901
Telephone: (936) 637-7778
FAX: (936) 637-7784

610 Stark St.
Lufkin, TX 75901

EXHIBIT "A"

Description:

Being all that certain tract or parcel of land lying and/or situated in Angelina County, Texas; being further described as Lot two(2), Block One(1) Starks Addition also described in Volume 1087, Page 725, real Property Records, Angelina County, Texas, to which reference is hereby made for all purposes.

124 Buddy Street
Hudson, TX 75904

TRACT 1: GEO 11334
BEING 0.49 ACRES, MORE OR LESS, AKA LOT 20, BLOCK 14, OF THE ROLLINGWOOD
SUBDIVISION, IN THE J.A. BONTON SURVEY ABSTRACT No.5, ANGELINA COUNTY, TEXAS,
DESCRIBED IN DEED RECORDED IN VOLUME 726, PAGE 524, ON INSTRUMENT FILED JUNE,
1788, DEED RECORDES OF ANGELINA COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON
THE TAX ROLLS AND RECORDS OF HUDSON INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT
NUMBER 11334