

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 2:12 O'CLOCK P.M.
SEP 09 2019
County Clerk, County Court at Law
Angelina County, Texas
mcs

WHEREAS, on the 3rd day of July, 2017, Gabriel Garza, Jr. and Bertha Alicia Castillo Sanchez (the "Grantor") executed a Deed of Trust conveying to William Powell, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Angelina County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of October, 2019, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, in the Angelina County Courthouse Annex, in the hallway outside the Commissioner's Court adjacent to the atrium; or the front steps of the main entrance of the Angelina County Courthouse if the Courtroom is closed for holidays or elections, or if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court, where the Commissioners Court has designated such sales to take place. The courthouse is located at 606 Lufkin Avenue, Lufkin, Texas 75901.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

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 send of this notice immediately.

Said Property is described as follows:

1. SEE EXHIBIT "A" ATTACHED.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 09 day of September, 2019.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

By: Sheryl LaMont
Sheryl LaMont, Substitute Trustee

Exhibit "A"

BEGINNING at the Northeast corner of that certain 0.166 acre tract which was conveyed from Mark Henderson, et ux, to Thomas B. Jackson by deed dated July 8, 1994 and recorded in Volume 974, on Page 538 of the Deed Records of Angelina County, Texas, same being the Northwest corner of the above referred to Ford tract, at a 1/2" iron rod found (bent), on the South right of way line of East Menefee Street, from which a 1/2" iron rod found bears S 68° 46' 17" W 63.66 feet, a 1/2" iron pipe found bears N 22° 47' 47" W 46.86 feet, and a utility pole bears N 27° 04' W 7.22 feet;

THENCE N 68° 46' 17" E (called N 70° E) with the South right of way line of said East Menefee Street, 63.67 feet to a 1/2" iron pipe set for corner, on the West right of way line of Third Street, same being the Northeast corner of the above referred to Ford tract, from which a 1/2" iron pipe found (bent) bears N 21° 20' 09" W 46.67 feet;

THENCE S 21° 04' 15" E (called S 20° E) with the West right of way line of said Third Street, 123.63 feet to a 1/2" iron pipe set for corner from which a 3/8" iron bolt found (leaning) bears S 00° 49' 19" E 6.87 feet, and a fence corner bears S 59° 10' W 7.72 feet, this being the apparent Northeast corner of that certain tract which was conveyed, without acreage recitation, from B. B. Read, et ux, to Trustees for Timberland Drive Church of Christ in Lufkin, Texas, by deed dated November 2, 1955 and recorded in Volume 196, on Page 16 of the Deed Records of Angelina County, Texas, same being the Southeast corner of the above referred to Ford tract;

THENCE S 68° 49' 08" W (called S 70° W) 63.67 feet to a 1/2" iron rod found from which a 1/2" iron rod found bears S 68° 49' 08" W 63.62 feet and a fence corner bears N 47° 13' E 3.08 feet, same being the Southwest corner of the above referred to Ford tract;

THENCE N 21° 04' 15" W (called N 20° W) in part with the East boundary line of the above mentioned 0.166 acre tract, 123.58 feet to the place of beginning containing 0.181 acre of land, more or less.

Basis of Bearings: The East boundary line of that certain 0.239 acre tract which was conveyed from Mary S. Powell Park to Mabel Louise Park by deed dated September 10, 1999 and recorded in Volume 1230, on Page 484, which line was called S 20° 49' 52" E 121.63 feet,

RECORDER'S MEMO: LEGIBILITY
OR WRITING, TYPING OR PRINTING
UNSATISFACTORY
IN THIS DOCUMENT WHEN RECEIVED