

AT 3:37 O'CLOCK P  
SEP 10 2019  
AMY FINCHER  
County Clerk, County Court, Law  
By Angelina County, TX

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**NOTICE OF ACCELERATION**

"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."

**THIS NOTICE IS FOR THE PUBLIC SALE OF A SUPERIOR TAX LIEN.**

Sender of this notice is: R.B. Williams, 900 E. Pecan St., Ste 300-221, Pflugerville, TX 78660

Date of Security Instrument: 7/19/2019

Grantor(s): Jonathan Williams

Original Trustee: Jacob Hyde

Mortgagee: TRACIE HAMILTON.

Lender's address is 1300 CR 132A KINGSLAND, TEXAS 78639.

Recording Information:

Date of Sale: October 1, 2019

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: in the designated area outlined by the commissioners court, of Angelina County, Texas , pursuant to section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners Court, the sale will be conducted in the area immediately adjacent to the location where this was posted.

All conditions precedent have been lawfully performed prior to posting of this notice. This instrument is notice of acceleration of the herein described security instrument. The substitute trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description of Property to be Sold: The property to be sold is described in the attached Exhibit A.



Jacob Hyde, Trustee; D.H. Esposito, R.B. Williams, Kreg Holden, Brett Bartee, Substitute Trustees

Street Address for Trustee and Substitute Trustees: 900 E. Pecan St., Ste 300-221, Pflugerville, TX 78660

# EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the SARAH ODELL SURVEY, ABSTRACT NO. 494 and being all of that certain 1.53 acre tract and a part or portion of that certain 85.1309 acre tract described in a Deed from Morris McMullen, et ux, to Michael Don Thompson, et ux, dated June 28, 1972, as recorded in Volume 389 on Page 542 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of the aforesaid referred to 1.53 acre tract, an iron pipe found for corner on the East right-of-way line of F. M. Road No. 1669;

THENCE two (2) calls with the East right-of-way line of the aforesaid referred to F.M. Road No. 1669 as follows:

(1) Northeasterly with a curve to the right (R=440.60 feet, Delta=66° 8' 37" with a Long Chord bearing N 43° 39' 27" E 480.85 feet), at 308.64 feet, a point for corner;

(2) N 76° 43' 45" E 269.31 feet, an iron rod found for corner;

THENCE S 07° 18' 53" W 532.14 feet, an iron rod found for the Southeast corner of the said 1.53 acre tract;

THENCE N 77° 21' 15" W with the South boundary line of the said 1.53 acre tract, at 539.42 feet, the point and place of beginning and containing 4.626 acres of land, more or less.