

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **Jerry Ferguson and Sandra Long**, of Angelina County, Texas, dated April 22, 2013, and recorded as Instrument Number 2013-00304415, of the Official Public Records of Angelina County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, October 2, 2018, (that being the first Tuesday of said month), at public auction to the highest bidder for cash, "AS IS". The sale will be conducted in the hallway adjacent to the atrium, outside the Angelina County Commissioners Courtroom located at the Angelina County Courthouse Annex Building located at 606 East Lufkin Avenue, Lufkin, Angelina County, Texas, between the hours of ten o'clock a.m. and one o'clock p.m. of that day (the earliest time at which the sale will occur being 10:00 a.m.); the following described property, to-wit:

Being 0.947 acre of land, more or less, lying and situated in Angelina County, Texas, out of the S. S. HILL SURVEY, Abstract No. 857, and being more particularly described in the Exhibit 'A' attached hereto and made a part hereof for any and all purposes.

Together with that certain 1982 Mobile Home described as follows:

MANUFACTURER:	Citation.
SERIAL NUMBER:	8166
SIZE:	14 X 65

In the event that early voting or elections are going on in the Commissioners Courtroom, all sales will be held on the front steps of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas. If early voting is going on and the weather is bad, the sales will be held in the Angelina County Courthouse Annex Foyer located at 606 East Lufkin Avenue, Lufkin, Angelina County, Texas.

In the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, the sale will be conducted on the front steps of the entrance to the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas.

This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

EXECUTED this 7th day of September, 2018.

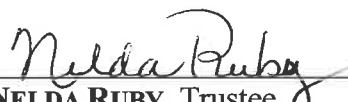

NELDA RUBY, Trustee

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the S. S. HILL SURVEY, ABSTRACT NO. 857 and being all that certain called 1 acre tract described in a deed from A. W. Duke to Julius Duke, dated August 23, 1943 and recorded in Volume 104, on Page 590 of the Deed Records of said County to which reference is hereby made for all purposes and the said tract or parcel being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the East corner of the aforesaid referred to 1 acre tract and an angle corner on the North boundary line of the Cameron Business Park as recorded in Cabinet C, Slide 178-A of the Map or Plat records of said County, a 1/2" iron pipe found for corner on the most Western South boundary line of the F. Zappa Subdivision as recorded in Cabinet C, Slide 88-A of the Map or Plat Records of said County;

THENCE S 85° 11' 52" W, with the South boundary line of the said 1 acre tract and the North boundary line of the said Cameron Business Park, at 464.37 feet the Southwest corner of the said 1 acre and the Northwest corner of the said Park, a 1/2" iron pipe found for corner;

THENCE N 04° 56' 02" W, with the West boundary line of the said 1 acre tract, at 176.11 feet the Northwest corner of same and the Southwest corner of that certain 1.085 acre tract described in a deed to Temple-Inland F. P. C. recorded in Volume 768, on Page 541 of the Real Property Records of said County, a 1/2" iron pin found for corner;

THENCE S 74° 13' 13" E, with the North boundary line of the said 1 acre and the South boundary line of the said 1.085 acre tract, at 465.61 feet the Southeast corner of the said 1.085 acre tract and the most Western Southwest corner of the said F. Zappa Subdivision, an angle iron found for corner;

THENCE S 71° 31' 54" E, with the most Western South boundary line of the said F. Zappa Subdivision and continuing with the North boundary line of the said 1 acre tract, at 31.44 feet the point and place of beginning and found to contain 0.947 acre of land, more or less.

Bearings based on called bearing of S 85° 11' 52" W for the North boundary line of the said Cameron Business Park and reference is made to a plat of even date.