

will be held on the front steps of the entrance to Angelina County Courthouse Annex. 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 E. Lufkin Avenue, Lufkin, Texas, (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale), in which county the Property is situated, on November 6, 2018, being the first Tuesday of said month, at 11:00 o'clock A.M. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of Debtor in all fixtures with personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personally pursuant to rights granted to Creditor under Section 9.501(d) of the Texas Business & Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

EXECUTED in multiple original copies on the 10th day of October, 2018.



Don W. Duran, Trustee under the Deed of Trust

EXHIBIT "A"

ANGELINA CAD 14592

ALL that certain lot, tract or parcel of land lying and situated in the DONATO LEONE LEAGUE, ABSTRACT NO. 23, in Angelina County, Texas, and being a part or portion of a 9.895 acre tract of land conveyed by Deed from Gertrude E. Bonner Treadaway, a widow, to William E. Parrish and wife, Billie Jayne Treadaway Parrish, dated October 23, 1874, of record in Vol. 418, Page 302, Deed Records of Angelina County, Texas to which reference is hereby made for any and all purposes, and thi (sic) said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the N.E. corner of the aforesaid referred to 9.895 acre tract, same being the S.E. corner of 9.895 acre tract of land conveyed by Deed from Gertrude E. Bonner Treadaway, a widow to Douglas Russell Swetland, Jr. m et tux, dated March 1, 1973, of record in Vol. 396, Page 860, Deed Records of Angelina County, Texas, found a 3/4" galvanized iron pipe for corner in the West right-of-way of F.M. Highway No. 2497;

THENCE S 68 deg. 54' W with the N.B. line of the aforesaid referred to 9.895 acre tract and the S.B. line of said Douglas Russell Swetland, Jr. 9.895 acre tract, at 496.17 feet a 3/8" iron rod set for corner in the N.B. and S.B. lines of same;

THENCE S 19 deg. 51; E at 384.99 feet intersect the S.B. line of the aforesaid referred to 9.895 acre tract, a 20d nail for corner in the center of public oil top road;

THENCE N 70 deg. 12; E 211.80 feet and N 71 deg. 51' E 382.16 feet, with the S.B. line of the aforesaid referred to 9.895 acre tract, to the S.E. corner of same, a point for corner in the curving West right-of-way line of the aforesaid F.M. Highway No. 2497;

THENCE with the curving West right-of-way line of said highway, a chord bearing and distance of N 31 deg. 30' W 179.46 feet, to the point of tangent of said curving West right-of-way line, a concrete right-of-way monument for corner;

THENCE N 34 deg. 43' W with the West right-of-way line of said highway, at 239.72 feet the point and place of beginning containing 4.9475 acres of land.