NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ANGELINA §

WHEREAS, on the 19th day of March, 2013, Tiffany Brooke Cavins aka Tiffany Brooke Torres ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to Don Duran, Trustee ("Trustee"), the real property more particularly described in Exhibit "A" attached hereto, together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded under Document No. 2013-00310965, Real Property Records of Angelina County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Real Estate Lien Note (as extended, renewed, modified or replaced, "Note") dated of even date with the Deed of Trust and executed by Debtor, payable to the order of Pearson Financial Corporation P-S Pension Plan ("Creditor"), in the original principal amount of \$48,354.59.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor requested and directed Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, at the Angelina County Commissioners Courtroom, Angelina County Courthouse Annex Building, located at 606 E. Lufkin Avenue, Lufkin, Texas; said location having been designated by the County Commissioners of Angelina County, Texas ("Commissioners"). In the event that early voting or elections is going on or in the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, all sales

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 December 1, 2020, 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 6th day of November, 2020.

Don W. Duran, Trustee under the Deed of

Trust

EXHIBIT "A"

PROPERTY COMMONLY KNOWN AS: 6885 F.M. HIGHWAY NO. 3150, LUFKIN, TX 75904 ANGELINA COUNTY APPRAISAL DISTRICT R15618

BEING all that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, out of the J. MANGO SURVEY, ABSTRACT NO. 25 and being all of that certain 0.500 acre tract described as Exhibit "H" in a final decree of divorce (cause no. 32,791-99-2) between Lynette Smith Frankens and David Wayne Frankens dated December 30, 1999 and recorded in Volume 1253 Page 753, of the Deed Records of Angelina County, Texas, to which deed reference is hereby made for any and all purposes, and the said tract or parcel of land being described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of the aforesaid referred to 0.500 acre tract, a 5/8 inch rod found for corner in the South R.O.W. line of F.M. Highway No. 3150 (100 feet wide R.O.W.), said rod witnessed by a concrete R.O.W. monument bearing S 82°10' 28" E 266.00 feet;

THENCE S 00° 40° 40° E (called S 00° 40° 40°) with the East boundary line of the said 0.500 acre tract (land to the East is the residue of that certain 50 acre tract described in a deed from Regina Shutt, et al to Leonard Matthew Allen, et ux dated September 10, 1957 and recorded in Volume 213 Page 226 of the Deed Records of Angelina County, Texas, at 141.75 feet (called 141.75 feet) the Southeast corner of the said 0.500 acre tract and a Northeast corner of that certain 1.065 acre tract described in a deed from David Frankens dba David Frankens Contractors to Educare Community Living dated June 26, 2001 and recorded in Volume 1423 Page 302 of the Real Property Records of Angelina County, Texas, an axle found for corner witnessed by a ½ inch rod bearing N 85°56' 52" W 8.85 feet and a ½ inch pipe (at a fence corner bearing S 00°40' 34" E 105.25 feet,

THENCE N 82° 40' 09" W (called N 82° 40' 09" W) with the South Boundary Line of the said 0.500 acre tract and a North Boundary Line of the said 1.065 acre tract, at 162.42 feet (called 162.19 feet) the Southwest corner of the said 0.500 acre tract and in interior ell corner of the said 1.065 acre tract, an axle found for corner;

THENCE N 05° 39' 25" East (N 05° 39' 25" East) with the West Boundary Line of the said 0.500 acre tract and an East Boundary Line of the said 1.065 acre tract, at 141.70 feet (called 141.70 feet) the Northwest corner of the said 0.500 acre tract and a Northeast corner of the said 1.065 acre tract, a ½ inch pipe set for corner in the South R.O.W. line of the aforesaid F.M. Highway No. 3150, said pipe witnessed by a 5/8 inch rod bearing N 05°39' 25" E 0.33 feet, a ½ inch rod bearing No 82°06' 08" W 99.72 feet, a ½ inch rod bearing N 82° 06' 23" W 199..89 feet, and a concrete R.O.W. monument bearing N 82°10' 28" W 425.79 feet;

THENCE S 82° 10' 28" E (called S 82° 10' 28" E) with the North Boundary Line of said 0.500 acre tract and the South R.O.W. of the said F.M. Highway No. 3150, at 146.81 feet (called 146.81 feet) the point and place of beginning and containing 0.500 acre of land more or less.

Basis of Bearings: The East Boundary Line of the said 0.500 acre tract (called - S 00° 40' 40" E 141.75 feet)

NOV 06 2020

AMY FINCHER

Argelina Optoty Texas