



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 6<sup>th</sup> day of November, 2020.



Don W. Duran  
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 1/2 inch rod bearing N 85°56' 52" W 8.85 feet and a 1/2 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 1/2 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 1/2 inch rod bearing N 82°06' 08" W 99.72 feet, a 1/2 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)

FILED  
AT 10:20 O'CLOCK A.M.

NOV 06 2020

AMY FINCHER

County Clerk, County Court at Law

Angelina County, Texas

By

