

## NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Real Estate Lien Note secured by Deed of Trust executed by Steven Mann and Jesica Minter, of Angelina County, Texas, dated June 14, 2019, 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, December 1, 2020, (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:

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being Lot No. Eighteen (18), SAVE AND EXCEPT the West Two (2) feet and all of Lot No. Nineteen (19), Block No. Two (2), of the East Side Addition, an addition to the City of Huntington, Texas, of record in Cabinet A, Slide 65-B of the Map and Plat Records of Angelina County, Texas, record reference to which is here made for any and all purposes, and a.k.a. 507 E. Spruce St., Huntington, Texas 75949.

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.

**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.**

EXECUTED this 27 day of October, 2020.

  
DELLENE NELSON, Trustee

FILED  
AT 127 O'CLOCK P M

OCT 27 2020

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By MO

Accepted for Filing in:  
Angelina County  
On: Oct 27, 2020 at 01:21P