

NOV 05 2020

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **Alejandro Estrella and Miraya Estrella** of the County of Angelina and State of Texas, dated March 21, 2013, and recorded as Instrument Number 2013-00303183, of the Official Public Records of Angelina County, Texas, I will, as Substitute 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:

Being all that certain tract or parcel of land containing 1.370 acres of land, more or less, lying and situated in Angelina County, Texas, out of the S. BURRIS SURVEY, ABSTRACT NO. 125, together with all interest in two Joint Use Access Easements, said tract and Easements being more particularly described in the Exhibit 'A' attached hereto and made a part hereof for any and all purposes.

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 3 day of November, 2020.


JIMMY RUNNELS, Substitute Trustee

EXHIBIT "A"

BEING all that certain tract or parcel of land , together with its buildings, improvements, fixtures, attachments, and easements, lying and situated in Angelina County, Texas out of the S. BURRIS SURVEY, ABSTRACT NO. 125 and being a part or portion of that certain 1.800 acre tract (TRACT NO. TWO) conveyed to Curtis Alan James in a deed recorded in Volume 505 on Page 328 of the Deed Records of Angelina County, Texas, and the residue of a 0.500 acre tract conveyed to Curtis Alan James in a deed recorded in Volume 996 on Page 507 of the Real Property Records of Angelina County, Texas, to which references are hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

TRACT NO. 1

BEGINNING at a ½" iron pipe found for the Southeast corner of the aforesaid referred to 1.800 acre tract and the Southwest corner of a 1.600 acre tract conveyed to Curtis A. James in a deed recorded in Volume 526 on Page 806 of the Deed Records of Angelina County, Texas;

THENCE, along the South boundary line of the said 1.800 acre tract, N 86° 08' 28" W (called N 86° 34' 13" W) at 150.60 feet (called 150.61 feet) a ½" iron pipe found for the Southwest corner of the said 1.800 acre tract and the Southeast corner of a 1.992 acre tract conveyed to James

L. Bentley in a deed recorded in Volume 630 on Page 791 of the Real Property Records of Angelina County, Texas;

THENCE, along the West boundary line of the said 1.800 acre tract and the East boundary line of the said 1.992 acre tract, N 10° 05' 17" E (called N 09° 36' 26" E) at 380.15 feet a ½" iron pipe found for the Southwest corner of the aforesaid referred to 0.500 acre tract and a 0.430 acre tract conveyed to Theresa Lynn James in a deed recorded in Volume 1064 on Page 140 of the Real Property Records of Angelina County, Texas;

EXHIBIT "A"

THENCE, along the South boundary line of the said 0.430 acre tract and the said 0.500 acre tract, S 80° 06' 02" E (called S 80° 27' 41" E), at 123.52 feet (called 123.52 feet) a ¼" iron pin set for the Southeast corner of the said 0.430 acre tract;

THENCE, along the East boundary line of the said 0.430 acre tract, N 10° 04' 11" E, at 120.52 feet pass on line a ¼" iron pin set for reference, at 151.54 feet a point for the Northeast corner of the said 0.430 acre tract within the 60 foot wide Right-of-Way of Bartmess Drive on the North boundary line of the said 0.500 acre tract and the said 1.800 acre tract;

THENCE, along the North boundary line of the said 0.500 acre tract and the said 1.800 acre tract, S 80° 12' 41" E, at 20.00 feet pass on line a point for the Northeast corner of the said 0.500 acre tract, at 26.08 feet a point for the Northeast corner of the said 1.800 acre tract and the Northwest corner of the said 1.600 acre tract within the said 60 foot wide ROW;

THENCE, along the East boundary line of the said 1.800 acre tract and the West boundary line of the said 1.600 acre tract, S 10° 04' 11" W (called S 09° 36' 26" W), at 31.02 feet pass on line a ¼" iron pin set for reference, at 515.89 feet (called 515.30 feet) the POINT AND PLACE OF BEGINNING and containing 1.370 acres of land, more or less, of which 0.019 acre lies within the said 60 foot wide ROW of Bartmess Drive.

The bearing basis for this tract is taken from the East boundary line of the said 1.600 acre tract.

Together with all interest in the following two Joint Use Access Easements described in an agreement in Volume 1132, Page 309, Real Property Records, Angelina County, Texas

EXHIBIT "A"

TRACT TWO:

FIELDNOTES for Component A
A Joint Use Access Easement

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the S. BURRIS SURVEY, ABSTRACT NO. 125 and being a part or portion of that certain 1.800 acre tract (TRACT NO. TWO) conveyed to Curtis Alan James in a deed recorded in Volume 505 on Page 328 of the Deed Records of Angelina County, Texas, and the residue of a 0.500 acre tract conveyed to Curtis Alan James in a deed recorded in Volume 996 on Page 507 of the Real Property Records of Angelina County, Texas, to which references are hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point for the Northeast corner of the aforesaid referred to 1.800 acre tract and the Northwest corner of a 1.600 acre tract conveyed to Curtis A. James in a deed recorded in Volume 526 on Page 806 of the Deed Records of Angelina County, Texas;

THENCE, along the East boundary line of the said 1.800 acre tract and the West boundary line of the said 1.600 acre tract, S 10° 04' 11" W at 375.00 feet a point for corner;

THENCE, across the said 1.800 acre tract, N 79° 55' 49" W at 26.08 feet a point for corner;

THENCE, across the said 1.800 acre tract 26.08 feet from and parallel to the East boundary line of the said 1.800 tract, N 10° 04' 11" E, at 223.33 feet pass on line a 1/2" iron pin set for the Southeast corner of a 0.430 acre tract conveyed to Theresa Lynn James in a deed recorded in Volume 1064 on Page 140 of the Real Property Records of Angelina County, Texas, on the South boundary line of the aforesaid referred to 0.500 acre tract, at 374.87 feet a point for the Northeast corner of the said 0.430 acre tract on the North boundary line of the said 1.800 acre tract and the said 0.500 acre tract;

THENCE, along the North boundary line of the said 0.500 acre tract and the said 1.800 acre tract, S 80° 12' 41" E, at 20.00 feet pass on line a point for the Northeast corner of the said 0.500 acre tract, at 26.08 feet the POINT AND PLACE OF BEGINNING and containing 0.225 acre of land, more or less.

TRACT THREE:

FIELDNOTES for Component B
A Joint Use Access Easement

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the S. BURRIS SURVEY, ABSTRACT NO. 125 and being a part or portion of that certain 1.600 acre tract conveyed to Curtis A. James in a deed recorded in Volume 526 on Page 806 of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point for the Northwest corner of the aforesaid referred to 1.600 acre tract and the Northeast corner of a 1.800 acre tract (TRACT NO. TWO) conveyed to Curtis Alan James in a deed recorded in Volume 505 on Page 328 of the Deed Records of Angelina County, Texas, from which a 1/2" iron pin set for reference bears S 10° 04' 11" W a distance of 31.02 feet;

THENCE, along the North boundary line of the said 1.600 acre tract, S 80° 12' 41" E at 23.92 feet a point for corner;

THENCE, across the said 1.600 acre tract 23.92 feet from and parallel to the West boundary line of the said 1.600 acre tract, S 10° 04' 11" W at 375.12 feet a point for corner;

THENCE, across the said 1.600 acre tract, N 79° 55' 49" W at 23.92 feet a point for corner on the West boundary line of the said 1.600 acre tract and the East boundary line of the said 1.800 acre tract;

THENCE, along the East boundary line of the said 1.800 acre tract and the West boundary line of the said 1.600 acre tract, N 10° 04' 11" E at 375.00 feet the POINT AND PLACE OF BEGINNING and containing 0.206 acre of land, more or less.