

("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 4th, 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 9th day of November, 2018.



Don W. Duran
Don W. Duran, Trustee under the Deed of Trust

EXHIBIT A

0.25 acres out of the H. H. Brookshire (Brockshear) Survey, A-127 and being a part or portion of a 25.1 ac. tract and a portion of a 3 acre tract described as Tract 6 in partition deed to G. A. Bridges dated 04/05/48 recorded in Volume 133, Page 593 of the Deed Records of Angelina County, Texas, and more fully described as follows:

All that certain tract or parcel of land lying and being situated in Angelina County, Texas, and being a portion of that certain 25.1 acre tract of land located in the SE corner of the H.H. Brookshire 160 acre survey and being a portion of a 3 acre tract of land that was conveyed in a partition deed of Mrs. Minnie Bridges, et al to G. A. Bridges, and said 3 acre tract being tract No. 6 in said partition deed, dated April 5, 1948; and being recorded in Vol. 133, Page 593 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and said 3 acre tract being described in a correction deed from G. A. Bridges, et ux to H. T. Smith, et ux, dated March 29, 1957, of record in Vol. 208, Page 127 of the Deed Records of Angelina County, Texas, and also being part or portion of that certain one acre tract conveyed by H. T. Smith, et ux to O. L. Bridges, et ux by deed dated January 21, 1959, as recorded in Vol. 225, Page 225, of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at a point in the NB line of the aforesaid referred to 3 acre tract (Block No. 6) 432.0 feet N 89 deg. 45 Min. W. from the NE corner of the aforesaid Bridges one acre tract;

THENCE N 89 deg. 45 min. W. with said NB line at 76.7 feet a stake for corner;

THENCE S. 0 deg. 52 min. E, 142.7 feet (called 147.2 feet) a stake for, corner, in the SB line of the aforesaid Tract No. 6 and in the North margin of a public road;

THENCE S 89 deg. 38 min. E. with said SB line and with the north margin of said road, at 76.7 feet a stake for corner;

THENCE N. 0 deg. 52 min. W at 142.9 feet (called 147.3 feet) the point and place of beginning, containing 0.25 acres of land, more or less.

Accepted for Filing in:
Angelina County
On: Feb 22, 2018 at 02:48P