

**NOTICE OF TRUSTEE'S SALE**

FILED  
AT 9:30 O'CLOCK AM  
NOV 02 2018

AMY FINCHER  
County Clerk  
By Angelina County Court at Law  
mcs

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **John Kevin Crawford and Susan Crawford**, of Angelina County, Texas, dated March 18, 2015, and recorded as Instrument Number 2015-00326679, of the Official Public Records of Angelina County, Texas, 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 4, 2018, (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 LOT NO. SIXTY-NINE (69), IN BLOCK NO. ONE (1), OF THE LANCEWOOD ADDITION, IN ANGELINA COUNTY, TEXAS, 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.

EXECUTED this 2nd day of November, 2018.

  
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NELDA RUBY, Trustee

## EXHIBIT "A"

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas and being Lot No. Sixty Nine (69), in Block No. One (1), of the Lancewood Addition, in Angelina County, Texas, according to and as shown on the official map or plat of said addition of record in Cabinet A, Slide 105-A, Map and Plat Records of Angelina County, Texas;

Save and Except the following Lot, Tract or Parcel of land described by metes and bounds as follows;

Beginning at the NW Corner of the Aforesaid Lot No. 69, the same point being the SW corner of Lot No. 70, Block No. 1 of the Lancewood addition and a point in the East Margin of west Lance wood Circle;

Thence E with the South Boundary Line of Lot No. 70 and the North Boundary Line of Lot No. 69, Block No. 1, of the Lancewood Addition, Approximately S 89 deg. 32' 30" East, 477.81 feet to the Southeast corner of Lot No. 70 and the NE corner of Lot No. 69 to a point for corner;

Thence S with the East Boundary Line of Lot No. 69, for a distance of exactly 20 feet to a point for corner, a surveyor's stake set marking this corner;

Thence W Parallel to the NBL of Lot No 69, the Approximate call being N 89 deg. 32' 30" West to the West boundary line of Lot No. 69, a surveyor's stake set for corner in the West margin of west Lancewood circle;

Thence N 01. deg. 07" W, a distance of 20 feet to the point and place of beginning, and being a strip of land exactly 20 feet wide and being the North most 20 feet of Lot No. 69, block 1 of Lancewood Addition.