

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FILED
AT 11:09 O'CLOCK A.M.

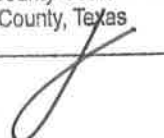
NOV 01 2021

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS: Amy Fincher, County Clerk, County Court at Law, Angelina County, Texas

COUNTY OF ANGELINA §

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

WHEREAS, on the 5th day of March, 2013, Paul Weisinger ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to Nelda Ruby, Trustee ("Trustee"), the real property more particularly described in Exhibit "A" attached hereto, together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded under Document No. 2013-003029891 Real Property Records of Angelina County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Promissory Note (as extended, renewed, modified or replaced, "Note") dated of even date with the Deed of Trust and executed by Debtor, payable to the order of Pearson Financial Corporation ("Creditor"), in the original principal amount of \$39,000.00.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor by written instrument made, constituted, and appointed Don W. Duran as substitute trustee under the Deed of Trust ("Substitute Trustee") and requested and directed Substitute Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, at the Angelina County Commissioners Courtroom, Angelina County Courthouse Annex Building, located at 606 E. Lufkin Avenue, Lufkin, Texas; said location having been designated by the County Commissioners of Angelina County, Texas ("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 7, 2021, 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 SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR SUBSTITUTE 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 1st day of November, 2021.



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

TRACT ONE: BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the V. MICHELLI SURVEY, ABSTRACT NO. 29 and being a part or portion of that certain 17.02 acre tract described in a deed from Alton Carrier, Jr. to R. L. Gillespie, dated April 4, 1979 and recorded in Volume 488, on Page 737 of the Deed Records of said County to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING S 89° 20' 04" E 246.35 feet from the Southwest corner of the aforesaid referred to 17.02 acre tract at a ½" iron pin for corner on the South boundary line of same and the East margin of a road;

THENCE N 00° 13' 25" W, with the said East margin, at 427.96 feet a ½" iron pin for corner;

THENCE N 89° 20' 04" E, at 206.33 feet a ½" iron pin for corner;

THENCE S 00° 13' 25" E, at 432.75 feet intersect the South boundary line of the said 17.02 acre tract, a ½" iron pin for corner;

THENCE N 89° 20' 04" W, with the South boundary line of the said 17.02 acre tract, at 206.35 feet the point and place of beginning and containing 2.04 acres of land, more or less.

Bearings based on called bearing of N 89° 20' 04" W for the South boundary line of that certain 2.011 acre tract recorded in Volume 570, on Page 871 of the Deed Records of said County.

TRACT TWO: BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the V. MICHELLI SURVEY, ABSTRACT NO. 29 and being a part or portion of that certain 17.02 acre tract described in a deed from Alton Carrier, Jr. to R. L. Gillespie, dated April 4, 1979 and recorded in Volume 488, on Page 737 of the Deed Records of said County to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follow, to-wit:

BEGINNING S 89° 20' 04" E 452.70 feet from the Southwest corner of the aforesaid referred to 17.02 acre tract at a ½" iron pin for corner on the South boundary line of same;

THENCE N 00° 13' 25" W, at 432.75 feet a ½" iron pin for corner;

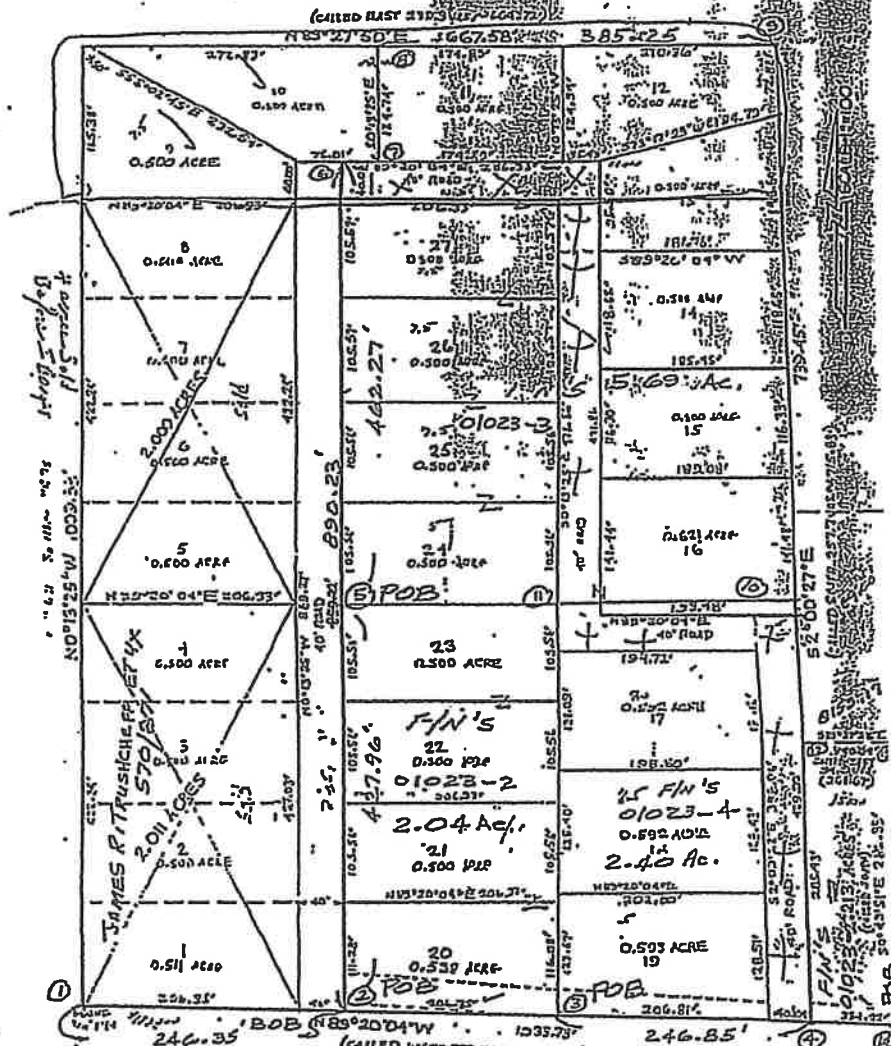
THENCE N 89° 20' 04" E, AT 233.17 feet intersect the most Northern East boundary line of the said 17.02 acre tract, a point for corner from which a ½" iron pin bears S 02° 00' 27" E 9.60 feet;

THENCE S 02° 00' 27" E, with the most Northern East boundary line of the said 17.02 acre tract, at 153.17 feet pass on line an interior corner of same, at 436.60 feet intersect the South boundary line of same, a ½" iron pin for corner;

THENCE N 89° 20' 04" W, with the South boundary line of the said 17.02 acre tract, at 746.85 feet the point and place of beginning and containing 2.40 acres of land, more or less,

Bearings based on called bearing of N 89° 20' 04" W for the South boundary line of that certain 2.011 acre tract recorded in Volume 870, on Page 871 of the Deed Records of said County.

EXHIBIT "A"



Wayne
 632-2614 home
 569-1025

P.O.B. 897
 CENTERVILLE 75833

PLAT FOR R.L. GILLESPIE
 SHOWING THE DIVISION OF A CALLED 17.02 ACRE TRACT (18.173 ACRES)
 IN THE U. MICHELLI SURVEY A-29.
 LOUIS D. LEGGETT SURVEYING
 LUFKIN, TEXAS

MAY 23, 1979
 RECORDED - 1017 10, 1979