

FILED
AT 1:51 O'CLOCK P.M.
DEC 06 2023
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By 

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **Graciela Alvarado and Alonso Baltazar** of the County of Angelina and State of Texas, dated May 9, 2008, and recorded as Instrument Number 2008-00243319, 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, January 2, 2024, (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:

See Exhibit "A" attached hereto and made a part hereof for any and all purposes;

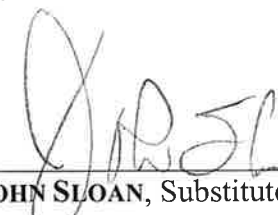
In the event that early voting or elections are going on in the Commissioners Courtroom, all sales will be held on the front steps of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas. If early voting is going on and the weather is bad, the sales will be held 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 4 day of December, 2023.



JOHN SLOAN, Substitute Trustee

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and situated in the V. MICHELLI SURVEY, Abstract No. 29, Angelina County, Texas, and being a part or portion of a 47.97 acre tract of land conveyed to Clyde C. Jordan by Thomas C. Carroll et ux by deed dated the 8th day of January, 1962 and recorded in Vol. 262, Page 506, 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 N 89 40' W for a distance of 393.0 feet and N 00 20' E for a distance of 200.0 feet from the most Southeasterly corner of the aforesaid 47.97 acre tract to an iron pipe for corner;

THENCE N 00 20' E for a distance of 150 feet to iron pipe for corner;

THENCE S 89 40' E for a distance of 97 feet to an iron pipe for corner;

THENCE S 00 20' W for a distance of 150 feet to an iron pipe for corner;

THENCE N 89 40' W for a distance of 97 feet to the PLACE OF

BEGINNING, containing 33/100 acres of land, more or less.