

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **Ricky Nelson McLoide** of the County of Angelina and State of Texas, dated March 30, 2021, and recorded as Instrument Number 2021-00407629, 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; said indebtedness transferred to Settlement, LLC by Transfer of Note and Lien dated June 1, 2021, of record as Instrument No. 2021-00410285, Official Public Records, Angelina County, Texas, 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 11th day of December, 2023.

FILED
AT 10:00 O'CLOCK A.M.

DEC 11 2023

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

By: 


DELLENE NELSON, Substitute Trustee

Exhibit A

TRACT ONE:

all that certain tract of parcel of land situated in Angelina County, State of Texas, being a portion of the West 1/2 of a 59-acre tract in the JAMES SIMMS SURVEY which was conveyed by L. B. Ford and wife, to E. L. Ford, described as follows:

BEGINNING at stake in the S B line of said 59 acres, which is the S B line of the James Simms survey, at a point 250 vrs. East of the S W corner of same;

THENCE North 350 vrs. to the N B line of said 59 acres;

THENCE East 250 vrs. to the N W corner of a tract in said 59 acres conveyed to Mr. Lucas of McCord County;

THENCE South to the S B line of said James Simms survey;

THENCE West 50 vrs. to the beginning, containing 15 acres, more or less, being the same property conveyed by deed from Margaret Parrish, et al. to Ray E. Hughes, dated April 3, 1942, of record in Vol. 100, Page 599, Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes.

SAVE AND EXCEPT TRACT ONE:

all that certain tract or parcel of land situated in the JAMES SIMMS SURVEY, ABSTRACT NO. 554, out of the V. MICHELI GRANT, ABSTRACT NO. 29, in Angelina County, Texas, and being a part or portion of a 15 acre tract of land as set out and described in that certain deed from Mary Margaret Hughes Patterson, et al to Ray E. Hughes, dated January 26, 1979, of record in Vol. 485, Page 122, 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 notes and bounds as follows, to-wit:

BEGINNING South 448.52 feet from a 1/2" iron rod found for the N.E. corner of the aforesaid referred to 15 acre tract, a 1/2" iron pipe set for corner in the E.S. line of same;

THENCE South with the E.S. line of said 15 acre tract, at 133.74 feet a 1/2" iron pipe set for corner in the E.S. line of same;

THENCE N 74° 29' 07" W at 390.65 feet intersect the Southeast boundary line of a public oil top road known as Ray Fisher Road, set a 1/2" iron pipe at corner;

THENCE N 44° 23' 48" E 78.56 feet and N 41° 26' 33" E 66.61 feet, with the Southeast boundary line of said road, to a 1/2" iron pipe set for corner in the Southeast boundary line of said road;

THENCE S 74° 29' 07" E at 287.71 feet the point and place of beginning, containing One (1) acre of land.

SAVE AND EXCEPT TRACT TWO:

All that certain tract or parcel of land situated in the JAMES SIMMS SURVEY, ABSTRACT NO. 554 out of the V. NICHELX GRANT, ABSTRACT NO. 29, in Angelina County, Texas, and being a part or portion of a 15 acre tract of land as set out and described in that certain deed from Mary Margaret Hughes Patterson et al to Ray E. Hughes, dated January 26, 1979, of record in Volume 485, Page 122 of the Deed Records of Angelina County, Texas, to which reference is hereby made for and all purposes, and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the N.W. corner of the aforesaid referred to 15 acre tract, same being the S.W. corner of a 4.97 acre tract of land conveyed by deed from Leo Castleberry, et ux to George Guthrie, et ux, dated November 8, 1982, of record in Volume 537, Page 488 of the Deed Records of Angelina County, Texas, found a 1/2" iron pipe for corner;

THENCE S 89 deg. 56' 25" E with the N.B. line of said 15 acre tract and the S.B. line of said 4.97 acre tract, a t 694.45 feet the N.E. corner of said 15 acre tract, found a 1/2" iron rod for corner in the S.B. line of said 4.97 acre tract;

THENCE South with the E.B. line of said 15 acre tract, at 88.82 feet intersect the center line of a hard top road known as Ray Fisher Road, a point for corner, from which a 1/2" iron rod set for reference bears North 26.41 feet;

THENCE S 49 deg. 14' 19" W with the center line of said Ray Fisher Road, at 177.78 feet a point for corner in the center line of same, from which a 1/2" iron rod set for reference bears N 88 deg. 33' 38" W 29.77 feet;

THENCE N 88 deg. 33' 38" W at 564.77 feet intersect the W.B. line of the aforesaid referred to 15 acre tract, a 1/2" iron rod set for corner;

THENCE N 81 deg. 26' 38" E with the N.B. line of said 15 acre tract, at 198.67 feet the point and place of beginning, containing 3.88 acres of land.

SAVE AND EXCEPT TRACT THREE:

All that certain tract or parcel of land situated in the JAMES SIMMS SURVEY, ABSTRACT NO. 554, out of the V. NICHOLI GRANT, ABSTRACT NO. 29, in Angelina County, Texas, and being a part or portion of a 15 acre tract of land as set out and described in that certain deed from Mary Margaret Hughes Patterson, et al to Ray E. Hughes, dated January 26, 1979, of record in Vol. 485, Page 122 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 S 01° 26' 30" W 190.67 feet from the N.W. corner of the aforesaid referred to 15 acre tract, a 1/2" iron rod for corner at the S.W. corner of a 3.000 acre tract of land conveyed by deed from Ray Hughes to Kendall Lisenby, et ux, dated February 21, 1986, of record in Vol. 623, Page 509 of the Real Properties Records of Angelina County, Texas and being in the E.B. line of a 11.883 acre tract of land conveyed by deed from Fred Leslie Hardy, et ux to Edgar R. Cole, et ux, dated September 17, 1969, of record in Vol. 360, Page 918 of the Deed Records of Angelina County, Texas;

THENCE S 01° 26' 30" W with the N.B. line of said 15 acre tract and the E.B. line of said 11.883 acre tract, at 736.66 feet the S.E. corner of said 11.883 acre tract, a 1/2" iron pipe found for corner in the N.B. line of an oil top road known as Ray Fisher Road;

THENCE S 88° 49' 30" E with the N.B. line of said Ray Fisher Road, at 92.54 feet intersect the center line of said Ray Fisher Road, a point for corner;

THENCE eleven (11) calls with the center line of said Ray Fisher Road as follows:

- (1) N 31° 59' 14" E at 47.30 feet a point for corner;
- (2) N 06° 32' 29" E at 90.98 feet a point for corner;
- (3) N 10° 09' 51" E at 67.32 feet a point for corner;
- (4) N 14° 54' 01" E at 47.67 feet a point for corner;
- (5) N 21° 10' 54" E at 43.61 feet a point for corner;
- (6) N 30° 22' 19" E at 36.48 feet a point for corner;
- (7) N 38° 15' 01" E at 48.83 feet a point for corner;
- (8) N 44° 54' 12" E at 139.84 feet a point for corner;
- (9) N 44° 23' 48" E at 94.95 feet a point for corner;
- (10) N 41° 26' 53" E at 169.13 feet a point for corner;
- (11) N 49° 14' 19" E at 118.15 feet the S.E. corner of the aforesaid Kendall Lisenby 3.000 acre tract, a point for corner in the center of said Ray Fisher Road, from which a 1/2" iron rod for reference bears N 88° 33' 30" W 29.77 feet;

THENCE N 88° 33' 30" W with the S.B. line of said 3.000 acre tract, at 564.77 feet the point and place of beginning, containing 4.478 acres of land.

SAVE AND EXCEPT TRACT FOUR:

Accepted for Filing in:
Angelina County
On: Dec 11, 2020 at 01:50P

All that certain tract or parcel of land situated in the JAMES SIMMS SURVEY, ABSTRACT NO. 554, out of the V. MICHELI GRANT, ABSTRACT NO. 29, in Angelina County, Texas, and being a part or portion of a 15 acre tract of land as set out and described in that certain deed from Mary Margaret Hughes Patterson, et al to Ray E. Hughes, dated January 26, 1979, of record in Vol. 485, Page 122 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 notes and bounds as follows, to-wit:

BEGINNING at the S.E. corner of a 4.478 acre tract of land conveyed by deed from Ray E. Hughes to Timothy P. Grain, et ux, dated May 24, 1986, of record in Volume 635, Page 851 of the Real Property Records of Angelina County, Texas, a point for corner in the center of Ray Fisher Road;

THENCE five (5) calls with the center line of said Ray Fisher Road as follows;

- (1) N 31° 59' 14" E, at 47.30 feet a point for corner;
- (2) N 06° 33' 29" E, at 90.98 feet a point for corner;
- (3) N 10° 09' 51" E, at 67.32 feet a point for corner;
- (4) N 14° 54' 01" E, at 47.67 feet a point for corner;
- (5) N 21° 10' 54" E, at 18.61 feet a point for corner in the center

of said Ray Fisher Road, from which a 1/2" iron pin set for reference bears S 79° 15' 46" E 20.34 feet;

THENCE S 79° 15' 46" E, at 566.91 feet intersect the E.B. line of the aforesaid referred to 15 acre tract, a point for corner;

THENCE South, with the E.B. line of said 15 acre tract, at 157.02 feet a point for corner;

THENCE N 88° 49' 30" W, at 625.39 feet the point and place of beginning, containing 2.928 acres of land, of which 0.124 of an acre lies in the right-of-way of the aforesaid Ray Fisher Road.

TRACT TWO:

All that certain tract or parcel of land situated in the JAMES SIMMS SURVEY, ABSTRACT NO. 554, out of the V. MICHELI GRANT, ABSTRACT NO. 29, in Angelina County, Texas, and being a part or portion of a 15 acre tract of land as set out and described in that certain deed from Mary Margaret Hughes Patterson, et al to Ray E. Hughes, dated January 26, 1979, of record in Vol. 485, Page 122, 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 notes and bounds as follows, to-wit:

BEGINNING South 448.52 feet from a 1/2" iron rod found for the N.E. corner of the aforesaid referred to 15 acre tract, a 1/2" iron pipe set for corner in the E.B. line of same;

THENCE South with the E.B. line of said 15 acre tract, at 133.74 feet a 1/2" iron pipe set for corner in the E.B. line of same;

THENCE N 74° 29' 07" W at 390.63 feet intersect the southeast boundary line of a public oil top road known as Ray Fisher Road, set a 1/2" iron pipe for corner;

THENCE N 44° 23' 48" E 78.56 feet and N 41° 26' 53" E 66.61 feet, with the Southeast boundary line of said road, to a 1/2" iron pipe set for corner in the Southeast boundary line of said road;

THENCE S 74° 29' 07" E at 287.71 feet the point and place of beginning, containing one (1) acre of land.

Accepted for Filing in:
Angelina County
On: May 26, 2021 at 02:00P

Accepted for Filing in:
Angelina County
On: Aug 03, 2021 at 09:15A