

NOTICE OF FORECLOSURE SALE

FILED
AT 336 O'CLOCK P M
SEP 12 2023

Notice is hereby given of a public nonjudicial foreclosure sale.

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

1. Property To Be Sold. The property to be sold is described as follows:

Tract One: 1.00 acre, more or less, part of the T. Caro Survey, Abstract No. 8, being Situated in Angelina County, Texas and being more fully described in Exhibit "A" attached.

Tract Two: 0.151 acre, more or less, part of the T. Caro Survey, Abstract No. 8, being situated in Angelina County, Texas and being more fully described in Exhibit "A" attached.

Together with a 1995 Winner Mobile Home bearing Serial No. 8D530818J and bearing Label No. LOU 0052353 which has been permanently affixed to said property.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: October 3, 2023

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Angelina County Courthouse Annex Building located at 606 E. Lufkin Avenue, in Lufkin, Texas.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior

matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.


4. Type of Sale. The sale is a nonjudicial Deed of Trust and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust, executed by John Michael Headley. The Deed of Trust is dated April 6, 2020, and is recorded in the office of the County Clerk of Angelina County, Texas, Recorded under Clerk's File Number 00392858 of the Real Property Records of Angelina County, Texas.

5. Obligations Secured. The Deed of Trust, Security Agreement and Financial Statement provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$50,000, executed by John Michael Headley payable to the order of Rakesh Patel and Bhavna R. Patel; (2) all renewals and extensions of the note; and (3) Rakesh Patel and Bhavna R. Patel are the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned.

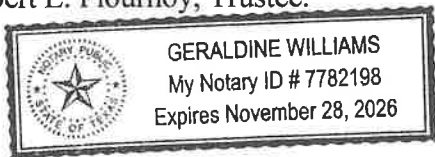
6. Default and Request To Act. Default has occurred under the Deed of Trust, Security Agreement and Financial Statement, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: September 12, 2023


Robert L. Flournoy, Trustee
P.O. Box 1546
Lufkin, Texas 75902
(936) 639-4466

THE STATE OF TEXAS §
COUNTY OF ANGELINA §

This instrument was acknowledged before me on this the 12th day of September, 2023, by Robert L. Flournoy, Trustee.





Notary Public, State of Texas

Exhibit A

Tract One:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the T. CARO SURVEY, ABSTRACT NO. 8 and being a part or portion of that certain tract described in a deed from Thomas G. Flournoy to John R. Winston, Jr. dated December 29, 1989 and recorded in Volume 785 on Page 217 of the Real Property Records of Angelina County, Texas, (this deed refers to those certain two tracts described as Tract No. Two - First Parcel (592.701 acres) and Tract Two - Second Parcel (288.563 acres) in a deed of trust from John R. Winston, Jr. to Thomas G. Flournoy dated July 1, 1985 and recorded in Volume 592 on Page 403 of the Real Property Records of Angelina County, Texas) to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING N 22° 37' 16" E 540.15 feet and N 16° 59' 39" W 407.50 feet from a concrete monument found for the Southeast corner of the aforesaid referred to 592.701 acre tract, a 1/2" pipe set for corner in the East boundary line of that certain 1.877 acre tract described in a deed from Winston Land & Cattle Co., Inc. to Anthony Bonnefield, et ux dated September 10, 1990 and recorded in Volume 814 on Page 116 of the Real Property Records of Angelina County, Texas;

THENCE N 16° 59' 39" W with the East boundary line of the said 1.877 acre tract and the East boundary line of that certain 1.394 acre tract described in a deed from Thomas G. Flournoy to Anthony Bonnefield, et ux dated September 24, 1986 and recorded in Volume 650 on Page 640 of the Real Property Records of Angelina County, Texas, at 77.21 feet pass on line a 1/2" rod found for the Northeast corner of the said 1.877 acre tract and the Southeast corner of the said 1.394 acre tract, at 224.27 feet the Northeast corner of the said 1.394 acre tract and the Southwest corner of that certain 1.077 acre tract described in a deed from Winston Land & Cattle Co., Inc. to Clinton S. Briley dated March 31, 1994 and recorded in Volume 968 on Page 828 of the Real Property Records of Angelina County, Texas, a 1/2" rod found for corner;

THENCE N 82° 02' 57" E with the South boundary line of the said 1.077 acre tract, at 338.06 feet intersect the West right-of-way line of Cotton Valley Drive, a county road as described in a right-of-way deed from Thomas G. Flournoy to the County of Angelina, State of Texas, dated December 29, 1989 and recorded in Volume 786 on Page 255 of the Real Property Records of Angelina County, Texas, a 1/2" pipe set for corner;

THENCE two calls with the West right-of-way line of the said Cotton Valley Drive as follows:

- (1) S 17° 14' 38" E, at 19.69 feet the beginning of a cut-de-sec, a 1/2" rod found for corner;
- (2) Southwesterly with a 88° 08' 51" curve to the left (Central Angle = 103° 20' 43" Radius = 65.00 feet with Long Chord Bearing and Distance = S 34° 25' 01" W 101.98 feet) with the said cut-de-sec, at 117.24 feet a 1/2" pipe set for corner;

THENCE S 53° 56' 46" W, at 268.97 feet the point and place of beginning and containing 1.00 acre of land, more or less.

Basis of Bearings: An East boundary line of the aforesaid referred to 228.563 acre tract (Deed Call - S 27° 35' 14" E).

Tract Two:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the T. CARO SURVEY, ABSTRACT NO. 8 and being a part or portion of that certain 0.907 acre tracts described in a deed from Winston Land & Cattle Co., Inc. to James Hendricks, et al dated September 1, 1995 and recorded in Volume 1085 on Page 125 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the said 0.907 acre tract and the Southwest corner of that certain 1.00 acre tract described in a deed from Winston Land & Cattle Co., Inc. to Foy E. Dear dated February 26, 1999 and recorded in Volume 1241 on Page 819 of the Real Property Records of Angelina County, Texas, a 1/4" pipe found for corner in the East boundary line of that certain 4.573 acre tract described in a deed from Huntington State Bank to Harold R. Schmidt, et al dated December 27, 2001 and recorded in Volume 1507 on Page 227 of the Real Property Records of Angelina County, Texas, said pipe witnessed by a fence corner bearing S 58° E 0.9 feet;

THENCE N 53° 56' 46" E with the North boundary line of the said 0.907 acre tract and the South boundary line of the said Dear 1.00 acre tract, at 268.97 feet the Northeast corner of the said 0.907 acre tract and the Southeast corner of the said Dear 1.00 acre tract, a 1/4" pipe set for corner in the South right-of-way line of a cul-de-sac at the end of Cotton Valley Drive, a county road as described in a right-of-way deed from Thomas G. Flourmoy to the County of Angelina, State of Texas, dated December 29, 1989 and recorded in Volume 786 on Page 255 of the Real Property Records of Angelina County, Texas;

THENCE Northeasterly with a 88° 08' 51" curve to the left (Central Angle = 45° 34' 08" Radius = 65.00 feet with Long Chord Bearing and Distance = S 40° 02' 25" E 50.34 feet) with the East boundary line of the said 0.907 acre tract and South right-of-way line of the said cul-de-sac at the end of the said Cotton Valley Drive, at 51.70 feet the Southeast corner of the said 0.907 acre tract and the Northeast corner of that certain 1.00 acre tract described in the aforesaid referred to Hendricks deed (volume 1085 page 125), a 1/4" pipe found for corner witnessed by a 1/2" pipe found for the North corner of the said Hendricks 1.00 acre tract and a corner of that certain 1.46 acre tract described in a deed from Winston Land & Cattle Co., Inc. to Terry Lynn Rowland dated March 29, 1999 and recorded in Volume 1242 on Page 13 of the Real Property Records of Angelina County, Texas, bearing N 69° 53' 55" E 95.50 feet and a fence corner bearing S 65° W 19.0 feet;

THENCE S 64° 23' 23" W, at 277.06 feet the point and place of beginning and containing 0.151 acre of land, more or less.

Basis of Bearings: The South boundary line of that certain 1.00 acre described in a deed from Winston Land & Cattle Co., Inc. to James Hendricks, et al dated September 1, 1995 and recorded in Volume 1085 on Page 125 of the Real Property Records of Angelina County, Texas, (deed call - N 02° 18' 38" E 872.83 feet - found 1/4" pipes feet apart).