

FILED
AT 3:57 O'CLOCK P.M.

OCT 19 2023

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

By 

NOTICE OF TRUSTEE'S SALE

Date: October 18, 2023
Trustee: Jeff S. Chance
Mortgagee: Angelina Savings Bank, FSB
Note: Dated January 11, 2006 in the original principal amount of \$65,025.00

Deed of Trust

Date: January 11, 2006
Grantor: Adam L. Williamson, a single man
Mortgagee: Angelina Savings Bank, FSB
Recording information: Deed of trust recorded in Instrument No. 2006-207932 of the Official Public Records of Angelina County, Texas.

Modification and Extension of Real Estate Note and Lien (Adjustable Rate)

Date: January 7, 2010
Grantor: Adam L. Williamson, a single man
Mortgagee: Angelina Savings Bank, FSB
Recording information: Modification and extension recorded in Instrument No. 2011-00275996, Official Public Records of Angelina County, Texas

Property: The real property located in Angelina County, Texas described in the attached Exhibit A.

County: Angelina County, Texas

Date of Sale (first Tuesday of month): December 5, 2023

Time of Sale: 10:00 a.m.

Place of Sale: Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas in the hallway outside of the Commissioners' Courtroom adjacent to the atrium.

Mortgagee has appointed Jeff S. Chance as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

The foreclosure 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 foreclosure 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. For the avoidance of doubt, the foreclosure sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Mortgagee. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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 to Chance Law Office, PLLC, 2009 Tulane Drive, Lufkin, Texas 75901.



Jeff S. Chance, Trustee

EXHIBIT A

PROPERTY DESCRIPTION-TRACT 1

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the ELI GILLILAND SURVEY, ABSTRACT NO. 281 and being all that certain called 5.0 acre tract conveyed to T. C. Golden, Jr., et ux in the document recorded in Volume 358 on Page 707 of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 4" iron pin set for the South corner of the aforesaid referred to 5.0 acre tract (described in 358/707) and the East corner of a tract of land conveyed to Delton Linwood McGaughey, et ux in the document recorded in Volume 229 on Page 188 of the said Deed Records;

THENCE, along the common boundary line of the said 5.0 acre tract (described in 358/707) and the said McGaughey tract, N 30° 15' 00" W at 1258.32 feet a 4" iron pin set for the West corner of the said 5.0 acre tract (described in 358/707) on the Southeast Right-Of-Way line of F. M. 328;

THENCE, along the Northwest boundary line of the said 5.0 acre tract (described in 358/707) and along the said ROW line, N 59° 14' 36" E at 174.50 feet a 4" iron pin set for the North corner of the said 5.0 acre tract (described in 358/707) and the West corner of a called 5.0 acre tract-FIRST TRACT conveyed to T. C. Golden, Jr., et ux in the document recorded in Volume 375 on Page 360 of the said Deed Records;

THENCE, along the common boundary line of the said 5.0 acre tract (described in 358/707) and the said 5.0 acre tract (described in 375/360), S 30° 15' 00" E at 1257.80 feet a 4" iron pin set for the East corner of the said 5.0 acre tract (described in 358/707) and the South corner of the said 5.0 acre tract (described in 375/360);

THENCE, along the Southeast boundary line of the said 5.0 acre tract (described in 358/707), S 59° 04' 26" W at 174.51 feet the POINT AND PLACE OF BEGINNING and containing 5.04 acres of land, more or less.

The bearings for this tract are based on the Southwest boundary line of a called 10.122 acre tract conveyed to Letitia Hopson in the document recorded in Volume 1098 on Page 829 of the Real Property Records of Angelina County, Texas.

PROPERTY DESCRIPTION-TRACT 2

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the ELI GILLILAND SURVEY, ABSTRACT NO. 281 and being all that certain called 5.0 acre tract-FIRST TRACT conveyed to T. C. Golden, Jr., et ux in the document recorded in Volume 375 on Page 360 of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron pin set for the South corner of the aforesaid referred to 5.0 acre tract (described in 375/360-FIRST TRACT) and the East corner of a called 5.0 acre tract conveyed to T. C. Golden, Jr., et ux in the document recorded in Volume 358 on Page 707 of the said Deed Records;

THENCE, along the common boundary line of the said 5.0 acre tract (described in 375/360-FIRST TRACT) and the said 5.0 acre tract (described in 358/707), N 30° 15' 00" W at 1257.80 feet a 1/2" iron pin set for the West corner of the said 5.0 acre tract (described in 375/360-FIRST TRACT) and the North corner of the said 5.0 acre tract (described in 358/707) on the Southeast Right-Of-Way line of F. M. 328;

THENCE, along the Northwest boundary line of the said 5.0 acre tract (described in 375/360-FIRST TRACT) and along the said ROW line the following two (2) courses:

- 1) N 59° 14' 36" E at 50.39 feet a 1/2" iron pin set for point of curvature;
- 2) 124.38 feet along a 01° 00' 25" curve to the right having a radius of 5689.58 feet, a central angle of 01° 15' 09" and a long chord bearing N 59° 52' 10" E a distance of 124.38 feet to a 1/2" iron pin set for the North corner of the said 5.0 acre tract (described in 375/360-FIRST TRACT) and the West corner of a called 5.0 acre tract-SECOND TRACT conveyed to T. C. Golden, Jr., et ux in the document recorded in Volume 375 on Page 360 of the said Deed Records;

THENCE, along the common boundary line of the said 5.0 acre tract (described in 375/360-FIRST TRACT) and the said 5.0 acre tract (described in 375/360-SECOND TRACT), S 30° 15' 00" E at 1255.93 feet a 1/2" iron pin set for the East corner of the said 5.0 acre tract (described in 375/360-FIRST TRACT) and the South corner of the said 5.0 acre tract (described in 375/360-SECOND TRACT);

THENCE, along the Southeast boundary line of the said 5.0 acre tract (described in 375/360-FIRST TRACT), S 59° 04' 26" W at 174.78 feet the POINT AND PLACE OF BEGINNING and containing 5.04 acres of land, more or less.

The bearings for this tract are based on the Southwest boundary line of a called 10.122 acre tract conveyed to Letitia Hopson in the document recorded in Volume 1098 on Page 829 of the Real Property Records of Angelina County, Texas.

PROPERTY DESCRIPTION-TRACT 3

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the ELI GILLILAND SURVEY, ABSTRACT NO. 281 and being all that certain called 5.0 acre tract-SECOND TRACT conveyed to T. C. Golden, Jr., et ux in the document recorded in Volume 375 on Page 360 of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a ¼" iron pin set for the South corner of the aforesaid referred to 5.0 acre tract (described in 375/360-SECOND TRACT) and the East corner of a called 5.0 acre tract-FIRST TRACT conveyed to T. C. Golden, Jr., et ux in the document recorded in Volume 375 on Page 360 of the said Deed Records;

THENCE, along the common boundary line of the said 5.0 acre tract (described in 375/360-FIRST TRACT) and the said 5.0 acre tract (described in 375/360-SECOND TRACT), N 30° 15' 00" W at 1255.93 feet a ¼" iron pin set for the West corner of the said 5.0 acre tract (described in 375/360-SECOND TRACT) and the North corner of the said 5.0 acre tract (described in 375/360-FIRST TRACT) on the Southeast Right-Of-Way line of F. M. 328;

THENCE, along the Northwest boundary line of the said 5.0 acre tract (described in 375/360-SECOND TRACT) and along the said ROW line the following two (2) courses:

- 1) 74.03 feet along a 01° 00' 25" curve to the right having a radius of 5689.58 feet, a central angle of 00° 44' 44" and a long chord bearing N 60° 52' 07" E a distance of 74.03 feet to a ¼" iron pin set for point of tangency;
- 2) N 61° 14' 29" E at 101.48 feet a ¼" iron pin set for the North corner of the said 5.0 acre tract (described in 375/360-SECOND TRACT) and the West corner of a called 10.122 acre tract conveyed to Leticia Hopson in the document recorded in Volume 1098 on Page 829 of the said Real Property Records;

THENCE, along the common boundary line of the said 5.0 acre tract (described in 375/360-SECOND TRACT) and the said 10.122 acre tract, S 30° 15' 00" E at 1249.77 feet a ¼" iron pin found for the East corner of the said 5.0 acre tract (described in 375/360-SECOND TRACT) and the South corner of the said 10.122 acre tract;

THENCE, along the Southeast boundary line of the said 5.0 acre tract (described in 375/360-SECOND TRACT), S 59° 04' 26" W at 175.47 feet the POINT AND PLACE OF BEGINNING and containing 5.05 acres of land, more or less.

The bearings for this tract are based on the Southwest boundary line of the said 10.122 acre tract.