

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 Dorothy Belinda Alder. The Deed of Trust is dated March 4, 2002, and is recorded in the office of the County Clerk of Angelina County, Texas, Recorded in Volume 1540, Page 57, 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 \$45,000, executed by Dorothy Belinda Alder payable to the order of Clarie Charlene Rains Gardner; (2) all renewals and extensions of the note; and (3) Kerry Rains, Heir to Clarie Charlene Rains Gardner, is 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.

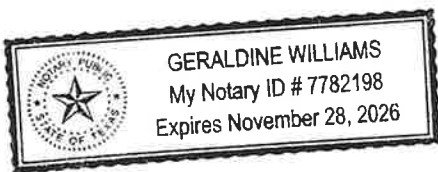
DATED: November 9th, 2023



Robert L. Flournoy, Trustee
118 S. Second Street
Lufkin, Texas 75901
(936) 639-4466

THE STATE OF TEXAS §
COUNTY OF ANGELINA §

This instrument was acknowledged before me on this the 9th day of November, 2023, by Robert L. Flournoy, Trustee.



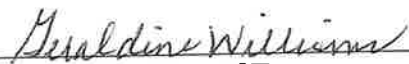

Notary Public, State of Texas

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE A. T. ALLEN SURVEY, ABSTRACT NO. 71 AND BEING A PART OR PORTION OF THAT OF CERTAIN 10.96 ACRE TRACT DESCRIBED IN A DEED FROM FRANK PIZZO, ET UX TO ALFRED REEVES DATED OCTOBER 1, 1970 AND RECORDED IN VOLUME 371 ON PAGE 97 OF THE DEED 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 S 85 DEG. 45' 00" E 353.15 FEET FROM A 1/2" ROD FOUND FOR THE SOUTHWEST CORNER OF THE AFORESAID REFERRED TO 10.96 ACRE TRACT, A 1/2" PIPE SET FOR CORNER AT A CROSS-TIE FENCE CORNER POST IN THE SOUTH BOUNDARY LINE OF THE SAID 10.96 ACRE TRACT;

THENCE N 03 DEG. 42' 56" E WITH A FENCE, AT 179.91 FEET 1/2" PIPE SET FOR CORNER AT A CROSS-TIE FENCE CORNER POST;

THENCE S 85 DEG. 45' 00" E 307.70 FEET, A 1/2" PIPE SET FOR CORNER;

THENCE S 03 DEG. 42' 56" W, AT 179.91 FEET INTERSECT THE SOUTH BOUNDARY LINE OF THE SAID 10.96 ACRE TRACT AND THE NORTH MARGIN OF AN OILED ROAD, A 1/2" PIPE SET FOR CORNER AT A CROSS-TIE POST;

THENCE N 85 DEG. 45' 00" W WITH THE SOUTH BOUNDARY LINE OF THE SAID 10.96 ACRE TRACT, THE NORTH RIGHT-OF-WAY LINE OF A TRANSMISSION LINE, AND WITH IN PART THE NORTH MARGIN OF THE SAID OILED ROAD, AT 307.70 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.27 ACRES OF LAND, MORE OR LESS.