

NOTICE OF TRUSTEE'S SALE

FILED
AT 3:50 O'CLOCK P M

FEB 13 2019

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

Date: February 13, 2019
Trustee: Jeff S. Chance
Mortgagee: Commercial Bank of Texas, N.A.
Note: Dated December 17, 2015 in the original principal amount of \$41,400.00

Deed of Trust

Date: December 17, 2015
Grantor: Tyler Reynolds, a single man
Mortgagee: Commercial Bank of Texas, N.A.
Recording information: Deed of trust recorded in Instrument No. 2015-00335185 of the Official Records of Angelina County, Texas.

Property:

TRACT ONE:

Lot No. Two (2), Three (3), Four (4), Five (5) and Six (6) of The Country Brook Subdivision Section I as shown in Cabinet A, Slide 198-A of the Map and Plat Records of Angelina County, Texas. (ACAD #s 72040, 72041, 72042, 72043, 72044).

TRACT TWO:

Lot No. One (1) of the Dibtex, LLC Subdivision No. 1 of record in Cabinet F, Slide 41-B of the Map and Plat Records of Angelina County, Texas. (ACAD # 80763).

TRACT THREE:

6.6594 acres, more or less, in the Thomas Quevado Survey, Abstract No. 39 a portion of a 6395 acre tract conveyed to Southern Pine Lumber Company described in Volume 59, Page 628 of the Deed Records and a part of a 22.87 acre tract conveyed to Pauline Smith described in Volume 166, Page 622 of the Deed Records and being the residue of a 7.725 acre tract described in Volume 930, Page 825 of the Deed Records of Angelina County, Texas. (ACAD # 19240).

TRACT FOUR:

0.8438 acres, more or less, in the Thomas Quevado Survey, Abstract No. 39 a portion of a 6395 acre tract conveyed to Southern Pine Lumber Company described in Volume 59, Page 628 of the Deed Records and a part of a 22.87 acre tract conveyed to Pauline Smith described in Volume 166, Page 622 of the Deed Records and being the residue of a 2.114 acre tract described in Volume 930, Page 825 of the Deed Records of Angelina County, Texas. (ACAD # 19239).

See Exhibit "A" attached hereto.

County: Angelina County, Texas

Date of Sale
(first Tuesday of month): April 2, 2019

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, 517 South First Street, Lufkin, Texas 75901.



Jeff S. Chance, Trustee

EXHIBIT "A"

TRACT THREE: (ACAD # 19240)

Fieldnotes for 6.6594 acres of land out of the T. Quevado League, Abstract No. 39, in Angelina County, Texas, being out of and a part of that certain 6395 acre tract of land conveyed to Southern Pine Lumber Company, as described in deed recorded in Volume 59, Page 628 of the Deed Records of Angelina County, and being further out of and a part of that certain 22.87 acre tract of land conveyed to Pauline Smith, as described in deed recorded in Volume 166, Page 622 of the said Deed Records, and being the residue of that certain 7.725 acre tract of land conveyed to TIN Inc, as described in deed recorded in Volume 930, Page 825 of the said Deed Records, said 6.6594 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch steel rod with cap set in the Easterly line of Holubec Street, based on a 60 foot right-of-way, for the Northwest corner of a 1.7398 tract of land, the residue of a 2.00 acre tract of land conveyed to TIN Inc, as described in deed recorded in Volume 934, Page 96 of the said Deed Records, said point being the most Southerly or Southwest corner of Lot 6, Block 1 of Country Brook, the map or plat thereof recorded in Cabinet A, Slide 198A of the Map or Plat Records of Angelina County, from which point, the South line of Sara Lane, based on a 50 foot right-of-way, bears North 14°20'30" East, 308.0 feet and a found 2 inch steel pipe bears South 60°31' West, 4.4 feet;

Thence, North 67°07'01" East, 219.78 feet with the Southeast line of said Lot 6 and the Northwest line of the said 1.7398 acre tract to a 5/8 inch steel rod found marking the Southwest corner and PLACE OF BEGINNING of the herein described tract, said point being the Southeast corner of said Lot 6;

Thence, North 14°20'30" East, 264.97 feet with the East line of said Block 1, at 175.05 feet passing a 5/8 inch steel rod found marking the Northeast corner of Lot 4 of said Block 1 and the Southeast corner of Sara Lane (unimproved), based on a 50 foot right-of-way, at 225.05 feet passing a 5/8 inch steel rod found marking the Southeast corner of Lot 3 of said Block 1 and the Northeast corner of said Sara Lane, and continuing in all, a total distance of 264.97 feet to a 5/8 inch steel rod with cap set for the Northwest corner of the herein described tract, said point being the most Southerly or Southwest corner of a 0.8438 acre tract of land, the residue of that certain 2.114 acre tract of land conveyed to TIN Inc, as described in deed recorded in Volume 930, Page 825 of the said Deed Records;

Thence, North 66°57'28" East with the Southeast line of the said 0.8438 acre tract and the Northwest line of the said 7.725 acre tract, at 404.36 feet passing a 5/8 inch steel rod with cap

set for the most Easterly or Northeast corner of the said 0.8438 acre tract and the Southeast corner of the residue of that certain 3.132 acre tract of land conveyed to TIN Inc, as described in deed recorded in Volume 900, Page 836 of the said Deed Records, at 617.48 feet passing the most Easterly or Northeast corner of the said residue tract and the Southeast corner of that certain 1.488 acre tract of land conveyed to Robert Castillo, Sr., et ux, Ana, as described in deed recorded in Volume 2025, Page 96 of the said Deed Records, and continuing in all, a total distance of 771.90 feet to a 5/8 inch steel rod with cap set at an angle point for the herein described tract, said point being the most Easterly or Northeast corner of the said 1.488 acre tract, said point also being a Southwesterly corner of the residue of that certain 42.572 acre tract of land conveyed to Kenneth Ray Capps, et ux, Virginia, as described in deed recorded in Volume 719, Page 218 of the said Deed Records;

Thence, continuing with the Northwest line of the said 7.725 acre tract, North 67°17'56" East, 513.52 feet with the Southeast line of the said 42.572 acre tract to a 1/2 inch steel pipe found marking the most Northerly or Northeast corner of the said 7.725 acre tract and the herein described tract, said point being the most Easterly or Southeast corner of the said 42.572 acre tract, said point also being in the Southwest line of that certain 5.13 acre tract of land conveyed to Kenneth Ray Capps, et ux, Virginia, as described in deed recorded in Volume 1319, Page 37 of the said Deed Records;

Thence, South 24°03'44" East, 211.54 feet with the Southwest line of the said 5.13 acre tract and the Northeast line of the said 7.725 acre tract to a 5/8 inch steel rod with cap set for the most Easterly or Southeast corner of the said 7.725 acre tract and the herein described tract, said point being the most Northerly or Northeast corner of that certain 4.639 acre tract of land conveyed to Jackie Bob Wilkerson, as described in deed recorded in Volume 1861, Page 239 of the said Deed Records, from which point, a 1/2 inch steel pipe found marking the most Easterly or Southeast corner of the said 4.639 acre tract and the aforesaid 22.87 acre tract bears South 24°03'44" East, 163.96 feet;

Thence, South 67°07'01" West with the Northwest line of the said 4.639 acre tract, at 1160.56 feet passing the Northwest corner of the said 4.639 acre tract and the most Northerly or Northeast corner of the aforesaid 1.7398 acre tract, and continuing in all, a total distance of 1450.06 feet to the PLACE OF BEGINNING and containing 6.6594 acres or 290,082 square feet of land, more or less.

EXHIBIT "A"

TRACT FOUR: (ACAD # 19239)

Fieldnotes for 0.8438 acre of land out of the T. Quevado League, Abstract No. 39, in Angelina County, Texas; being out of and a part of that certain 6395 acre tract of land conveyed to Southern Pine Lumber Company, as described in deed recorded in Volume 59, Page 628 of the Deed Records of Angelina County, and being further out of and a part of that certain 22.87 acre tract of land conveyed to Pauline Smith, as described in deed recorded in Volume 166, Page 622 of the said Deed Records, and being the residue of that certain 2.114 acre tract of land conveyed to TIN Inc, as described in deed recorded in Volume 930, Page 825 of the said Deed

Records, said 0.8438 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod marking the Northeast corner of Lot 1, Block 1 of Country Brook, the map or plat thereof recorded in Cabinet A, Slide 198A of the Map or Plat Records of Angelina County, said point being in the South line of the residue of that certain 3.132 acre tract of land conveyed to TIN Inc, as described in deed recorded in Volume 900, Page 836 of the said Deed Records, from which point, a 5/8 inch steel rod found in the Easterly line of Holubec Street, based on a 60 foot right-of-way, bears North 78°13'18" West, 175.18 feet;

Thence, South 78°38'04" East, 321.73 feet with the South line of the said residue tract and the North line of the said 2.114 acre tract to a 5/8 inch steel rod with cap set for the most Easterly or Northeast corner of the said 2.114 acre tract and the herein described tract, said point being the Southeast corner of the said residue tract, said point also being in the Northwest line of a 6.6594 acre tract of land, the residue of that certain 7.725 acre tract of land conveyed to TIN Inc, as described in deed recorded in Volume 930, Page 825 of the said Deed Records;

Thence, South 66°57'28" West, 404.36 feet with the Northwest line of the said 6.6594 acre tract and the Southeast line of the said 2.114 acre tract to a 5/8 inch steel rod with cap set in the Easterly line of Block 1 of said Country Brook for the most Southerly or Southwest corner of the herein described tract, said point being the Northwest corner of the said 6.6594 acre tract;

Thence, North 14°20'30" East, 228.80 feet with the East line of said Block 1 to the PLACE OF BEGINNING and containing 0.8438 acre or 36,757 square feet of land, more or less.