

NOTICE OF TRUSTEE'S SALE

FILED
AT 3:00 O'CLOCK P.M.
JUN 06 2016
AMY FINCHER
County Clerk, County Court at Law
By Angelina County, Texas
[Signature]

Date: June 6, 2016
Trustee: Jeff S. Chance
Mortgagee: Commercial Bank of Texas, N.A.
Note: Dated April 28, 2006 in the original principal amount of \$67,000.00

Deed of Trust

Date: April 28, 2006
Grantor: Rocky R. Guevara
Mortgagee: Commercial Bank of Texas, N.A.

Recording information: Vendor's lien retained in a deed recorded under Instrument No. 2006-002124496 in the Official Records of Angelina County, Texas and a deed of trust recorded under Instrument No. 2006-00212450 in the Official Records of Angelina County, Texas (assigned to Mortgage Electronic Registration System June 19, 2006 recorded in Instrument No. 2006-00215014 in the Official Records of Angelina County, Texas).

Original Property: TRACT ONE:
1.311 acres of land, more or less, lying and situated in Angelina County, Texas out of the E. POWELL SURVEY, ABSTRACT NO. 715, more particularly described by metes and bounds in Exhibit "A" attached.

TRACT TWO:
0.185 acre of land, more or less, lying and situated in Angelina County, Texas out of the E. POWELL SURVEY, ABSTRACT NO. 715, more particularly described by metes and bounds in Exhibit "B" attached.

Released Property: The real property described in the attached Exhibit "B" and being Tract Two above.

Property: The Original Property (Tract One and Tract Two), save and except the Released Property (Tract Two).

County: Angelina County, Texas

Date of Sale
(first Tuesday of month): July 5, 2016

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.



Jeff S. Chance, Trustee

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the E. POWELL SURVEY, ABSTRACT NO. 715 and being a part or portion of that certain called 2 acre tract described in a deed from C. B. Powell et ux to J. S. Freeman et al, Trustees for Common School District No. 34, recorded in Volume 25, on Page 200 of the Deed Records of Angelina County, Texas to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of the aforesaid referred to 2 acre tract and an ell corner of that certain 15.549 acre tract described in a deed from Stewart Nerren et ux to A. B. Agan et ux, dated April 9, 1951 and recorded in Volume 159, on Page 423 of the Deed Records of Angelina County, Texas, a 1/2" iron pin set for corner at fence corner;

THENCE S 0° 30' 00" E, with the East boundary line of the said 2 acre tract and the most Southern West boundary line of the said 15.549 acre tract, at 361.06 feet intersect the North R.O.W. line of State Highway No. 94, a 1/2" iron pin set for corner;

THENCE S 68° 25' 50" W (called S 70° 14' W), with the said North R.O.W. line of Highway No. 94, at 149.16 feet intersect the East R.O.W. line of F. M. Highway No. 1194, a concrete R.O.W. monument found for corner;

THENCE Three (3) lines with the said East R.O.W. line of F. M. Highway No. 1194 as follows:

(1) N 6° 15' 31" W, at 113.24 feet the beginning of a 7.3597 degree curve to the right, a point for corner from which a concrete R.O.W. monument brs. N 19° 27' 37" W 0.50 feet;

(2) Northwesterly with the said curve to the right, at 149.49 feet the end of said curve, a point for corner;

(3) N 3° 26' 13" E, at 139.25 feet intersect the North boundary line of the said 2 acre tract and the most Northern South boundary line of the said 15.549 acre tract, a 1/2" iron pin set for corner;

THENCE N 83° 58' 28" E (called N 70° E and N 83° 40' E), with the North boundary line of the said 2 acre tract and the most Northern South boundary line of the said 15.549 acre tract, at 143.84 feet the point and place of beginning and containing 1.311 acres of land, more or less.



Being all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the E. POWELL SURVEY, ABSTRACT NO. 715 and being part of or portion of that certain called 2 acre tract described in a deed from C. B. Powell et ex top J. S. Freeman et al, Trustees from Common School District No 34, recorded in Volume 25, on Page 200 of the Deed Records of Angelina County, Texas to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of the aforesaid referred to 2 acre tract, a 1 ½' iron pipe found for corner;

THENCE N 0° 30' 00" W, with the West boundary line of the said 2 acre tract, at 48.85 feet intersect the South R. O. W. line of State Highway No. 94, a concrete R. O. W. monument found on corner;

THENCE N 67° 40' 11" E., with the said South R. O. W. line of Highway 94, at 165.39 feet intersect the East boundary line of the said 2 acre tract, a ½" iron pin set for corner;

THENCE S 0° 30' 00" E, with the East boundary line of the said 2 acre tract, at 55.98 feet the Southeast corner of same, a ½" iron pin set for corner;

THENCE S 70° 00' 00" W, with the South boundary line of the said 2 acre tract, at 162.87 feet (called 156.81 feet) the point and place of beginning and containing 0.185 acre of land, more or less.

