NOTICE OF SUBSTITUTE TRUSTEES SALE

FILED
AT 1:00 O'CLOCK P M
NOV 18 2014
JOANN CHASTAIN,
County Clerk, County Court at Law
Angelina County, Texas
By

DATE: November 14, 2014

DEED OF TRUST:

DATE: November 11, 2010

GRANTOR: Arnoldo Castro and Sonia Gonzalez Paz

TRUSTEE: Teresa J. Spiller

BENEFICIARY: Stonecote Co., Inc. dba Land On Hand

COUNTY WHERE PROPERTY IS LOCATED: Angelina

RECORDED IN: Document No. 2011-00277454 of the Real Property Records of Angelina County, Texas.

PROPERTY: See Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

NOTE:

DATE: November 11, 2010

AMOUNT: Fourteen Thousand and No/100 Dollars ($14,000.00)

MAKER: Arnoldo Castro and Sonia Gonzalez Paz

PAYEE: Stonecote Co., Inc. dba Land On Hand

HOLDER and BENEFICIARY: Stonecote Co., Inc. dba Land On Hand
P. O. Box 1895
Joshua, Texas 76058

TRUSTEE: Robert J. Rockett, Teresa J. Spiller or Dan Spiller

SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102

DATE OF SALE OF PROPERTY: Tuesday, January 6, 2015

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Located at the Angelina County Courthouse at 215 East Lufkin Ave., Lufkin, Texas, in the hallway outside the Commissioner's Courtroom adjacent to the Atrium and/or the front steps of the main entrance to the Angelina County Courthouse as the alternate place.

Because of default in performance of the obligation of the Deed of Trust and the Note, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Robert J. Rockett

Robert J. Rockett, Trustee

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Rockett known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on November 14, 2014.

Kim Grove

NOTARY PUBLIC
STATE OF TEXAS

KIM GROVE
MY COMMISSION EXPIRES
March 10, 2015

After recording return to:
Robert J. Rockett
307 West 7th Street, #1719
Fort Worth, Texas 76102

TRACT 22

2.207 ACRE TRACT
JOHN KELLY SURVEY
ABSTRACT NO. 398
ANGELINA COUNTY, TEXAS

Being that certain tract or parcel of land situated in the John Kelly Survey, A-398, Angelina County, Texas, and being a part or portion of that called 42.898 acre tract of land described in a Special Warranty Deed from Champion Realty Corporation to Southwood Timberlands Corporation, dated September 23, 2002, and recorded in Volume 1642, Page 107 of the Real Property Records of Angelina County, Texas (RPRACT), and to which reference is hereby made to for any and all purposes and being more particularly described by metes and bounds as follows, to wit;

COMMENCING at a 1/2-inch iron rod found in the westerly line of a called 39.352 acre tract described in a Special Warranty Deed from Cook Forestry Products L.L.C. to Armando Navarro, Jr. and wife, Jill Navarro, dated August 23, 2001, and recorded in Volume 1462, Page 307, RPRACT, for the southeast corner of a called 3.783 acre tract described in a Special Warranty Deed from Champion Realty Corporation to M & M Water Supply Corporation (M&M W.S.C.), dated July 24, 2002, and recorded in Volume 1608, Page 240, RPRACT, for the northeast corner of the referenced tract;

THENCE S 03° 01' 01" E, along the common line of the referenced tract and said Navarro tract, 952.27 feet to a 4-inch concrete monument found for the southwest corner of said Navarro tract, same being the northwest corner of a called 18 acre tract of land described in a Deed from Sam G. Clark, Jr. to Johnnie N. Feeler, dated August 9, 1976, and recorded in Volume 444, Page 794, RPRACT;

THENCE S 03° 26' 53" E, along the common line of the referenced and said Feeler tract, 927.04 feet to a concrete monument found for the southwest corner of said Feeler tract and the northwest corner of a called 44.92 acre tract of land described as the "Second Parcel of Tract Two" in a Special Warranty Deed and Assignment from Doris May Brough Johns to Mark J. Brough, dated April 1, 1997, and recorded in Volume 1097, Page 335, RPRACT;

THENCE S 02° 48' 32" E, along the common line of the referenced tract and said Brough tract, 1090.65 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING of the herein described tract, said iron rod also bears N 02° 48' 32" W 444.00 feet from a concrete monument found for the southeast corner of the referenced tract;

THENCE S 02° 48' 32" E, along said common line, 148.00 feet to a 1/2-inch iron rod set for the southeast corner of the herein described tract;

THENCE S 86° 52' 00" W, across the referenced tract, passing at 626.46 feet a 1/2-inch iron rod set for reference, continuing for a total distance of 651.46 feet to a 60d nail set in the centerline of County Road 125, same being in the westerly line of the referenced tract and the easterly line of the residual of a called 288.218 acre tract described in a Partial Correction Special Warranty Deed from International Paper Company to Champion Realty Corporation, dated May 24, 2001, and recorded in Volume 1449, Page 296, RPRACT, for the southwest corner of the herein described tract;

THENCE N 01° 27' 05" W, along the westerly line of the referenced tract, 148.06 feet to a 60d nail set in the centerline of said county road for the northwest corner of the herein described tract;

THENCE N 86° 52' 00" E, across the referenced tract, passing at 25.00 feet a 1/2-inch iron rod set for reference, continuing for a total distance of 647.96 feet to the POINT OF BEGINNING and containing 2.207 acres of land, more or less, of which approximately 0.084 acre lies within the limits