

NOTICE OF TRUSTEE'S SALE

FILED
AT 4/11 O'CLOCK P.M.
DEC 26 2019

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

Date: December 20, 2019
Trustee: Jeff S. Chance
Mortgagee: CKYJ, LLC, a Texas limited liability company
Note: Dated June 3, 2019 in the original principal amount of \$40,050.00

Deed of Trust

Date: June 3, 2019
Grantor: Courtney Scott and Christopher Cooper
Mortgagee: CKYJ, LLC, a Texas limited liability company

Recording information: Deed of trust recorded in Instrument Number 2019-00382638 in the Official 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): February 4, 2020

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 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 Firm, PLLC, 517 South First Street, Lufkin, Texas 75901.



Jeff S. Chance, Trustee

Exhibit "A"

2007 TIMBERLANDS, LTD
TRACT 9 - 11.24 ACRE TRACT
ANTONIO CHEVANO SURVEY, ABSTRACT NO. 9
ANGELINA COUNTY, TEXAS

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the ANTONIO CHEVANO SURVEY, ABSTRACT NO. 9 and being a part or portion of that certain 70.08 acre tract described as Tract Four in a deed from Arthur Temple, III et al to 2007 Timberlands, Ltd. dated December 1, 2014 and recorded in Document No. 2014-00324077 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 notes and bounds as follows, to wit:

BEGINNINGS S 21° 26' 56" E 399.25 feet from the Northwest corner of the aforesaid referred to 70.08 acre tract and the Northeast corner of that certain 25 acre tract described as Tenth Tract in a deed from ATSP Partnership, Ltd. to Arthur Temple, III et al dated November 30, 2009 and recorded in Document No. 2009-00263108 of the Deed Records of Angelina County, Texas to the point of beginning of the herein described tract, a 1/2" pipe set for corner in the West boundary line of the said 70.08 acre tract and the East boundary line of the said 25 acre tract;

THENCE N 77° 55' 30" E severing the said 70.08 acre tract, at 1288.90 feet a 1/2" pipe set for corner;

THENCE S 22° 39' 44" E, at 400.00 feet a 1/2" pipe set for corner;

THENCE S 03° 13' 53" E, at 228.99 feet the Southwest corner of that certain 10.00 acre tract described in a deed from Arthur Temple et ux to the City of Diboll, Texas dated November 5, 1979 and recorded in Volume 497 on Page 438 of the Deed Records of Angelina County, Texas; a 1/2" pipe found for corner witnessed by an 8" Sweetgum bearing S 16° W, 16.1 feet and a stump hole bearing N 71° E 11.9 feet;

THENCE N 88° 47' 48" W, at 998.72 feet intersect the West boundary line of the said 70.08 acre tract and the East boundary line of the said 25 acre tract, a 1/2" pipe set for corner;

THENCE N 21° 26' 56" W, at 330.00 feet the point and place of beginning and containing 11.24 acres of land, more or less.