

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

AT 2:56 FILED D.M.  
MAY 23 2002  
COURT OF LAW  
ANGELINA COUNTY, TEXAS  
[Signature]

**NOTICE OF FORECLOSURE SALE**

THE STATE OF TEXAS                      §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ANGELINA                     §

WHEREAS, on the 20<sup>th</sup> day of May, 2002, Ruby Sandoval ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to Lesa Wade, Trustee ("Trustee"), the real property more particularly described as follows:

ALL that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being Lot No. Eight (8), Block No. Four (4), of the Kerr Addition, an addition to the City of Lufkin, Angelina County, Texas, as the same appears upon the official map or plat of said Addition of record in Cabinet B, Slide 38-B, Map or Plat Records of Angelina County, Texas, to which reference is hereby made for any and all purposes.

together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded in Volume 1588, Page 123, Real Property Records of Angelina County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Promissory Note (as extended, renewed, modified or replaced, "Note") dated of even date with the Deed of Trust and executed by Debtor, payable to the order of Pearson Financial Corporation ("Creditor"), in the original principal amount of \$57,110.00.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

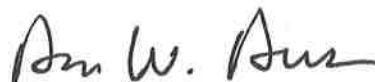
WHEREAS, Creditor by written instrument made, constituted, and appointed Don W. Duran as substitute trustee under the Deed of Trust ("Substitute Trustee") and requested and directed Substitute Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, at the Angelina County Commissioners Courtroom, Angelina County Courthouse Annex Building, located at 606 E. Lufkin Avenue, Lufkin, Texas; said location having been designated by the County Commissioners of Angelina County, Texas ("Commissioners"). In the event that early voting or elections is going on or in the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, all sales will be held on the front steps of the entrance to Angelina County Courthouse Annex. If early voting is going on and the weather is bad the sales will be held in the Angelina County Courthouse Annex Foyer located at 606 E. Lufkin Avenue, Lufkin, Texas, (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale), in which county the Property is situated, on March 6, 2018, being the first Tuesday of said month, at 11:00 o'clock A.M. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of Debtor in all fixtures with personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personally pursuant to rights granted to Creditor under Section 9.501(d) of the Texas Business & Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

EXECUTED in multiple original copies on the 25<sup>th</sup> day of January, 2018.



Don W. Duran, Substitute Trustee under the  
Deed of Trust

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AT 2:16 o'clock P.M.  
 FILED  
 JAN 25 2018  
 COUNTY CLERK  
 COUNTY OF ANGELINA TEXAS  
 COURT REPORTER & SECRETARY AT LAW  
 M.M.W.

**NOTICE OF FORECLOSURE SALE**

THE STATE OF TEXAS                 §  
 COUNTY OF ANGELINA                 §                 KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 24<sup>th</sup> day of September, 2013, VICTOR ROSALES and PAYTRIA ROSALES ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to Don W. Duran, Trustee ("Trustee"), the real property more particularly described in Exhibit "A" attached hereto, together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded in Document Number 2013-00310973, Real Property Records of Angelina County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Promissory Note (as extended, renewed, modified or replaced, "Note") dated of even date with the Deed of Trust and executed by Debtor, payable to the order of Janis Conner Family Partners, Ltd. ("Creditor"), in the original principal amount of \$56,900.00.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor requested and directed Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, at the Angelina County Commissioners Courtroom, Angelina County Courthouse Annex Building, located at 606 E. Lufkin Avenue, Lufkin, Texas; said location having been designated by the County Commissioners of Angelina County, Texas ("Commissioners"). In the event that early voting or elections is going on or in the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, all sales

will be held on the front steps of the entrance to Angelina County Courthouse Annex. If early voting is going on and the weather is bad the sales will be held in the Angelina County Courthouse Annex Foyer located at 606 E. Lufkin Avenue, Lufkin, Texas, (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale), in which county the Property is situated, on March 6, 2018, being the first Tuesday of said month, at 11:00 o'clock A.M. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of Debtor in all fixtures with personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personally pursuant to rights granted to Creditor under Section 9.501(d) of the Texas Business & Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

EXECUTED in multiple original copies on the 25<sup>th</sup> day of January, 2018.



Don W. Duran  
Don W. Duran, Trustee under the Deed of Trust

**EXHIBIT "A"**

**BEING** a part or portion of all that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being Lot No. FIVE (5), Block No. NINE (9), WATSON WALKER ADDITION to the City of Diboll, Texas, as the same appears upon the official map or plat of said Addition, which is of record in Cabinet A, Slide 56A of the Map and Plat Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, said part or portion being more particularly described as follows, to-wit:

**BEGINNING** at the N.E. corner of Lot No. FIVE (5) of Block No. NINE (9) of the Watson Walker Addition to the Town of Diboll as shown on the plat of record in Cabinet A, Slide 56A of the Map and Plat Records of Angelina County, Texas, an iron stake for corner;

**THENCE** S 4 deg. 48 min. W with the E. B. L. of said Lot No. Five (5), 40.0 feet to an iron stake for corner in same;

**THENCE** S 68 deg. 53 min. W 166.8 feet to an iron stake for corner;

**THENCE** N 4 deg. 48 min. E at 29 feet to the S. W. corner of said Lot No. Five (5), continuing a total distance of 113.0 feet to an iron stake for corner at the N. W. corner of said Lot No. Five (5);

**THENCE** S 85 deg. 12 min. E 150.0 feet to the place of beginning and containing 0.263 acre of land, more or less, and being the portion, of said Lot No. Five (5) of Block No. Nine (9) not included originally in Durham Street, and, being the portion of Durham Street conveyed by the City of Diboll to Temple Industries, Inc. by deed dated July 25, 1966.

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AT 12:15:05 PM  
JAN 15 2010  
County of Angelina, Texas  
Notary Public  
J. W. Taylor

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NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §  
COUNTY OF ANGELINA §  
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 30<sup>th</sup> day of March, 2009, Daniel Torres, Jr. and Saray Lucio ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to Don Duran, Trustee ("Trustee"), the real property more particularly described as follows:

ALL that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being Lot No. Four (4), Block No. Two (2), of the Mrs. W. S. May Subdivision, an addition to the City of Lufkin, Texas, as the same appears upon the official map or plat of record in Cabinet A, Slide 7-B, Map or Plat Records of Angelina County, Texas, to which reference is hereby made for any and all purposes.

together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded under Document No. 2009-00256745, Real Property Records of Angelina County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Promissory Note (as extended, renewed, modified or replaced, "Note") dated of even date with the Deed of Trust and executed by Debtor, payable to the order of Pearson Financial Corporation P-S Pension Plan ("Creditor"), in the original principal amount of \$42,100.00.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor requested and directed Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this

notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, at the Angelina County Commissioners Courtroom, Angelina County Courthouse Annex Building, located at 606 E. Lufkin Avenue, Lufkin, Texas; said location having been designated by the County Commissioners of Angelina County, Texas ("Commissioners"). In the event that early voting or elections is going on or in the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, all sales will be held on the front steps of the entrance to Angelina County Courthouse Annex. If early voting is going on and the weather is bad the sales will be held in the Angelina County Courthouse Annex Foyer located at 606 E. Lufkin Avenue, Lufkin, Texas, (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale), in which county the Property is situated, on March 6, 2018, being the first Tuesday of said month, at 11:00 o'clock A.M. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of Debtor in all fixtures with personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personally pursuant to rights granted to Creditor under Section 9.501(d) of the Texas Business & Commerce Code.

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EXECUTED in multiple original copies on the 25<sup>th</sup> day of January, 2018.



Don W. Duran, Trustee under the Deed of Trust