

NOTICE OF FORECLOSURE SALE

FILED
AT 047 O'CLOCK P M
NOV 12 2019
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By tw

State of Texas §
 §
County of Angelina §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A" and EXHIBIT "A-1"

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **December 3, 2019**

Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.

Place: **Angelina** County Courthouse in **Lufkin, Texas**, at the following location: the area designated by the Commissioners Court of **Lufkin, Angelina County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Each Deed of Trust described herein permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the respective Deed of Trust or Deeds of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the respective Deed of Trust or Deeds 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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the respective Deeds of Trust permitting the Mortgagee of Record thereunder to have the bid credited to the note(s) up to the amount of the unpaid debt secured by the respective Deed of Trust or Deeds of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the respective Deed of Trust or Deeds of Trust, but prospective bidders are reminded that by law the 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 respective Deed of Trust or Deeds of Trust. The sale shall not cover any part of the property that has been released of public record from the lien(s) of the Deeds of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Trustee, the Substitute Trustee, the Mortgagor, the Mortgagee or the Mortgagee's Attorney.


4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the respective Deeds of Trust executed by SALH Investments, LLC.
5. Obligations Secured. The Deeds of Trust are as follows: (i) **Deed of Trust** dated **July 3, 2013** recorded in the office of the County Clerk of **Angelina County, Texas**, in/under Document No. **2013-00306931**, Official Public Records of Angelina County, Texas; (ii) **Deed of Trust** dated **January 15, 2016**, recorded in the office of the County Clerk of **Angelina County, Texas**, in/under Document No. **2016-00335899**, Official Public Records of Angelina County, Texas; (iii) **Deed of Trust** dated **July 15, 2016** recorded in the office of the County Clerk of **Angelina County, Texas**, in/under Document No. **2016-00335900**, Official Public Records of Angelina County, Texas; and, (iv) **Deed of Trust** dated **August 30, 2018** recorded in the office of the County Clerk of **Angelina County, Texas**, in/under Document No. **2018-00371155**, Official Public Records of Angelina County, Texas (collectively the "**Deeds of Trust**"). Each Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory notes in the original principal amounts as follows; (i) **Universal Note** dated **July 14, 2015** in the original principal amount of **\$200,000.00**, executed by **PID Group, Inc. f/k/a PID Services, Inc.**; (ii) **Universal Note** dated **January 20, 2017**, in the original principal amount of **\$350,000.00**, executed by **PID Group, Inc. f/k/a PID Services, Inc.**; (iii) **Universal Note** dated **January 15, 2016**, in the original principal amount of **\$2,000,000.00** executed by **SALH Investments, LLC**; (iv) **Adjustable Rate Promissory Note**, dated **January 15, 2016** in the original principal amount of **\$855,000.00**, executed by **SALH Investments, LLC**. Said notes are each payable to the order of **BANCORPSOUTH BANK**.

Original Mortgagee: BANCORPSOUTH BANK.

Current Mortgagee of Record: PBG 819, LLC whose address is **506 S. 1st St., Lufkin, TX 75901.**

6. Default and Request to Act. Default has occurred under the Deeds of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

DATED November 14, 2019.


Sheryl Lamont, Robert Lamont, Donna Caddenhead,
Allen Johnston or Ronnie Hubbard, Substitute Trustee
c/o Robertson Anschutz Vettors, LLC
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Sent by:
Robertson Anschutz Vettors, LLC
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

1007014-1

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas and being Lot 3 and Lot 4 of the Southpark Industrial Subdivision to the City of Lufkin, as the same appears upon the official map or plat, which is of record in Cabinet D, Slide 9-A, Map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes.

Exhibit A-1

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.A. LONGARIO SURVEY, ABSTRACT NO. 24 and being all of those certain four tracts described as First Tract (8.94 acres), Second Tract (9.20 acres), Third Tract (8.9 acres), and Fourth Tract (8.364 acres - 8.94 acres save and except 0.576 acre) in a deed from Bertie Jane Largent, et al to Weldon Ray Hardy, et ux dated August 2, 1983 and recorded in Volume 402 on Page 832 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 metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the aforesaid referred to 8.364 acre tract and the Southwest corner of that certain 35.467 acre tract described in a deed from the Angelina Chamber of Commerce Foundation to Angelina College dated November 8, 2012 and recorded in Document No. 2013-00301077 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner (at a fence corner) in the East right-of-way line of the Union Pacific Railroad (old H. E & W. T. Railroad and old Southern Pacific Railroad - right-of-way plans show 50 feet from centerline), said pipe witnessed by a railroad iron bearing N 78° 01' 33" E 1.10 feet;

THENCE six calls with the South boundary line of the said 35.467 acre tract as follows:

- (1) N 70° 36' 03" E (called N 70° E) with the North boundary line of the said 8.364 acre tract, at 365.46 feet (called 370.83 feet) the Northeast corner of the said 8.364 acre tract and the Northwest corner of the aforesaid referred to 8.9 acre tract, a 1/2" pipe found for corner;
- (2) N 70° 12' 50" E (called N 70° E) with the North boundary line of the said 8.9 acre tract and a North boundary line of the aforesaid referred to 9.20 acre tract, at 826.26 feet (called 530.56 feet and 317.50 feet) an interior ell corner of the said 9.20 acre tract, a 1/2" pipe found for corner witnessed by a fence corner bearing N 24° W 4.9 feet;
- (3) N 18° 53' 27" W (called N 20° W) with a West boundary line of the said 9.20 acre tract, at 37.05 feet (called 30.00 feet) a Northwest corner of the said 9.20 acre tract, a fence corner found for corner;
- (4) N 60° 22' 39" E (called N 49° 30' E) with a North boundary line of the said 9.20 acre tract, at 210.81 feet (called 213.33 feet) a Northeast corner of the said 9.20 acre tract, a fence corner found for corner;
- (5) S 21° 58' 23" E (called S 20° E) with the East boundary line of the said 9.20 acre tract, at 72.89 feet (called 71.95 feet) the Northwest corner of the aforesaid referred to 8.94 acre tract, a 1/2" pipe found for corner witnessed by a fence corner bearing N 25° W 0.9 feet;
- (6) N 70° 15' 14" E (called N 70° E) with the North boundary line of the said 8.94 acre tract, at 465.79 feet pass on line a 1/2" pipe found for reference in the West right-of-way line of F.M. Highway No. 819 (120 feet wide right-of-way - 60 feet from centerline - see right-of-way easement (parcel no. 10) in volume 700 on Page 27 of the Deed Records), at 534.53 feet the Northeast corner of the said 8.94 acre tract and the Southeast corner of the said 35.467 acre tract, a point for corner witnessed by a concrete right-of-way monument bearing S 28° 03' 30" E 366.15 feet and a concrete right-of-way monument bearing S 09° 14' 20" E 367.36 feet;

THENCE S 18° 24' 51" E (called S 20° E) with the East boundary line of the said 8.94 acre tract (within the said F.M. Highway No. 819 - College Drive), at 737.90 feet (called 733.33 feet) the Southeast corner of the said 8.94 acre tract; a point for corner witnessed by a concrete right-of-way monument bearing N 09° 51' 47" E 133.20 feet and a concrete right-of-way monument bearing N 44° 06' 54" E 131.77 feet;

THENCE S 70° 00' 00" W (called S 70° W) with the South boundary line of the said 8.94 acre tract, the South boundary line of the aforesaid 9.20 acre tract, the South boundary line of the aforesaid 8.9 acre tract, a South boundary line of the aforesaid 8.364 acre tract, the North boundary line of the SOUTHPARK INDUSTRIAL SUBDIVISION, a subdivision in the City of Lufkin, Texas, as recorded in Cabinet D on Slide 9-A of the Map and Plat Records of Angelina County, Texas, the North boundary line of the SOUTHPARK INDUSTRIAL SUBDIVISION LOT 2 REVISED, a subdivision in the City of Lufkin, Texas, as recorded in Cabinet E on Slide 99-B of the Map and Plat Records of Angelina County, Texas, and a North boundary line of that certain 1.994 acre tract described in a deed from Jeff Corbett, et al to Zivmat, L.P. dated May 6, 2010 and recorded in Document No. 2010-00267851 of the Deed Records of Angelina County, Texas, at 59.12 feet pass on line a 1/2" pipe found for the Northeast corner of the said SOUTHPARK INDUSTRIAL SUBDIVISION in the West right-of-way line of the said F.M. Highway No. 819, at 1817.74 feet pass on line a concrete monument found for a Northwest the said SOUTHPARK INDUSTRIAL SUBDIVISION and the Northeast corner of the said 1.994 acre tract, at 1836.26 feet (called 530.56 feet, 530.56 feet, 530.56 feet, and 213.89 feet) an angle corner of the said 8.364 acre tract and an angle corner of the said 1.994 acre tract, a 1/2" rod found for corner;

THENCE N 86° 09' 59" W (called N 85° W) with a South boundary line of the said 8.364 acre tract and a North boundary line of the said 1.994 acre tract, at 225.54 feet a Southwest corner of the said 8.364 acre tract and the Southeast corner of that certain 0.576 acre tract described in a deed from Freddy Lynn Hensley, et ux to Mark McCollum, et ux dated October 10, 1990 and recorded in Volume 814 on Page 435 of the Deed Records of Angelina County, Texas, a 1/2" pipe set for corner witnessed by a 1/2" rod found for the Northwest corner of the said 1.994 acre tract (75 feet from centerline of the aforesaid Union Pacific Railroad) bearing N 86° 09' 59" W 175.96 feet;

THENCE N 03° 41' 59" W with a West boundary line of the said 8.364 acre tract and the East boundary line of the said 0.576 acre tract, at 80.00 feet pass on line a 1/2" pipe set for reference, at 147.50 feet an interior ell corner of the said 8.364 acre tract and the Northeast corner of the said 0.576 acre tract, a point for corner in a pond;

THENCE S 86° 07' 20" W with a South boundary line of the said 8.364 acre tract and the North boundary line of the said 0.576 acre tract, at 83.65 feet pass on line a 1/2" pipe set for reference, at 173.65 feet the Southwest corner of the said 8.364 acre tract and the Northwest corner of the said 0.576 acre tract, a 1/2" pipe set for corner in the East right-of-way line of the said Union Pacific Railroad (50 feet from centerline per right-of-way plans);

THENCE N 08° 17' 33" E (called N 9° E) with a West boundary line of the said 8.364 acre tract and the East right-of-way line of the said Union Pacific Railroad, at 529.83 feet the point and place of beginning and containing 34.994 acres of land, more or less.

Basis of Bearings: A North boundary line of the SOUTHPARK INDUSTRIAL SUBDIVISION, a subdivision in the City of Lufkin, Texas, as recorded in Cabinet D on Slide 9-A of the Map and Plat Records of Angelina County, Texas (subdivision plat call - S 70° 00' 00" W 1758.79 feet - found 1/2" pipe (N.E.C.) and a concrete monument (N.W.C.) 1758.62 feet apart).