

FILED  
AT 10:04 O'CLOCK P M  
OCT 28 2021

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

By CC

NOTICE OF TRUSTEE'S SALE

Date: October 27, 2021  
Trustee: Jeff S. Chance  
Mortgagee: 2007 Timberlands, Ltd., a Texas limited partnership  
Note: Dated August 6, 2020 in the original principal amount of \$30,600.00

Deed of Trust

Date: August 6, 2020  
Grantor: Justin Parker and Angela Collins  
Mortgagee: 2007 Timberlands, Ltd., a Texas limited partnership  
Recording information: Deed of trust recorded in Instrument Number 202000396510 in the Official Public 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): December 7, 2021

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.

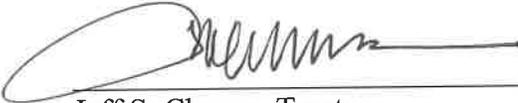
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

**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"

**TRACT 5 - 6.84 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 41.3 acre tract described as Tract Six 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 metes and bounds as follows, to wit:

BEGINNING S 22° 40' 35" W 544.33 feet, N 70° 10' 24" E 33.94 feet and S 22° 40' 35" W 1224.60 feet from the Northeast corner of the aforesaid referred to 41.3 acre tract to the point of beginning of the herein described tract, a 1/2" pipe set for corner in the East boundary line of the said 41.3 acre tract and the West right-of-way line of the Union Pacific Railroad;

THENCE S 22° 40' 35" W with the East boundary line of the said 41.3 acre tract and the West right-of-way line of the Union Pacific Railroad, at 1016.77 feet a 1/2" pipe set for corner;

THENCE N 56° 20' 44" W, at 147.04 feet intersect the curving Northeast boundary line of a 50 feet wide strip to be conveyed to the City of Diboll for right-of-way purposes for the existing Corrine Drive, a 1/2" pipe set for corner;

THENCE three calls with the Northeast boundary line of the said 50 feet wide strip as follows:

- (1) Northeasterly with the said curve to the left (Central Angle = 59° 22' 52", Radius = 95.00 feet and Long Chord Bearing and Distance = N 03° 57' 46" E 94.11 feet), at 98.46 feet a 1/2" pipe set for corner at the beginning of a curve to the right;
- (2) Northwesterly with the said curve to the right (Central Angle = 06° 43' 43", Radius = 2338.32 feet and Long Chord Bearing and Distance = N 22° 21' 52" W 274.45 feet), at 274.60 feet a 1/2" pipe set for corner;
- (3) N 18° 37' 38" W, at 277.09 feet a 1/2" pipe set for corner;

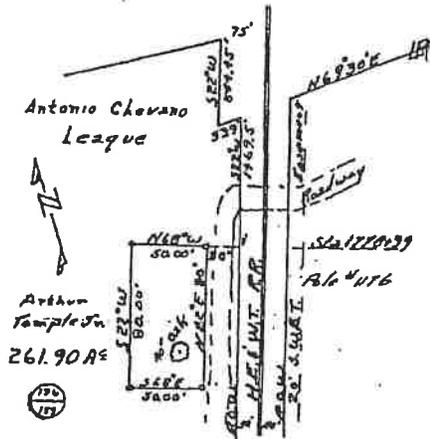
THENCE N 70° 37' 37" E, at 742.87 feet the point and place of beginning and containing 6.93 acres of land, save and except that certain 0.09 acre tract described in a deed from Southwestern Bell Telephone Company to Wireless Properties, Inc. dated July 24, 1996 and recorded in Volume 1070 on Page 802 of the Deed Records of Angelina County, Texas, leaving a net acreage of 6.84 acres, more or less.

SAVE AND EXCEPT TRACT DESCRIBED AS FOLLOWS:

EXHIBIT "A"

SAVE AND EXCEPT TRACT

FIELD NOTES of a Survey of 0.09 acres Land, made for



Southwestern Bell Telephone Company,  
Diboll Main, being part of the Arthur  
Temple, Jr; 261.90 acres tract in the  
Antonio Chevano League in Angelina  
County, Texas.

Scale, NO scale Feet per inch. Variation, 7.55 E.

Said Survey is No. Diboll Main in Angelina County, Texas, situated on  
the waters of \_\_\_\_\_ a tributary of Neches River,  
about 1 miles South of Diboll, Texas. Beginning at  
an iron pipe placed, the northeast corner of this 0.09 acre tract. Said iron pipe  
being S 22 W 544.45 feet; N 69 30° E 33.9'; S 22 W 1169.5'; along the west right of  
way line of the H.E. & W.T. RR; and N 68 W 30.00'. - from the most northerly corner on the  
west right of way line of the H.E. & W.T. RR, of a 261.90 acre tract, a portion the  
Antonio Chevano League, as conveyed to Arthur Temple, Jr; by A.M. Coss and wife  
Rauvellyn Coss and Ragna Coss Cosses, Individually and as independent Executrix of the  
Estate of E.J. Coss, Deceased, joined by her husband R.O. Coss; and recorded in Angelina  
County Deed Records in Volume 196, Page 159, and dated November 4, 1955.

- Thence N 68 W 30' to an iron pipe placed for the Northwest corner of this 0.09  
acre tract.
- Thence S 22 W 80.00' to an iron pipe placed for the Southwest corner of this 0.09  
acre tract.
- Thence S 64 E 50.00' to an iron pipe placed for the southeast corner of this 0.09  
acre tract.
- Thence N 22 E, parallel with and 80.00' from the centerline of the H.E. & W.T. RR,  
80.00' to the place of beginning and containing 0.09 acres of land.