

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF ANGELINA §

DEED OF TRUST:
Date: March 4, 2020
Grantor: Villas Cedar Grove, Ltd.
Original Beneficiary: Sterling Bank
Trustee: E. Calvin Matthews IV
Recording Info: Clerk's File No. 2020-00391954 of the Real Property Records of Angelina County, Texas

CURRENT BENEFICIARY: Sterling Bank

SUBSTITUTE TRUSTEE: Bruce M. Badger and/or Travis C. Badger and/or Sheryl LaMont and/or Robert LaMont and/or Donna Caddenhead and/or Penney Thornton and/or David Garvin

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, July 2, 2024
TIME OF SALE: No earlier than 1:00 PM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Angelina County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Angelina County Courthouse, or, if there is no such entrance, then at the west wall of the Angelina s County Courthouse.

TERMS OF SALE: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed 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 Deed 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 Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

FILED
AT 1:00 O'CLOCK P.M.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

JUN 10 2024

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

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 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 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.

TYPE OF SALE: The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Villas Cedar Grove, Ltd..

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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: June 10, 2024


Bruce M. Badger and/or Travis C. Badger and/or
Sheryl LaMont and/or Robert LaMont and/or
Donna Caddenhead and/or Penney Thornton
and/or David Garvin
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

PROPERTY DESCRIPTION

TRACT 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 Lot No. 2 (0.440 acre) of LUCKY PUPPY SUBDIVISION, a subdivision in the City of Lufkin, Texas, as reflected on a plat recorded in Cabinet C on Slide 166-B, all of Lot No. 1-A (4.852 acres) of GANN AND ESTES ADDITION NO. 2 REVISED, a subdivision in the City of Lufkin, Texas, as reflected on a plat recorded in Cabinet F on Slide 94-A, both of the Map and Plat Records, and all of that certain 0.955 acre tract-TRACT ONE-EXHIBIT "A" described in a deed conveyed from Harold L. Estes to Belmont Real Estate, L.L.P. dated December 20, 2006 and recorded in Document # 2006-00223337 of the Official Public Records, all of Angelina County, Texas, to which references are 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 a 1/2" iron pipe found for the South corner of the aforesaid referred to Lot No. 1-A of the aforesaid referred to GANN AND ESTES ADDITION NO. 2 REVISED and the West corner of the Northwest Right-of-Way line of Sandyland Drive (0.562 acre tract dedicated to City of Lufkin per plat of GANN AND ESTES ADDITION NO. 2, a subdivision in the City of Lufkin as reflected in a plat recorded in Cabinet C on Slide 150-A of the said Map and Plat Records);

THENCE, along the most Southerly Southwest boundary line of the said Lot 1-A, N 19° 47' 50" W at 42.54 feet a 1/2" iron pipe found for angle corner of the said Lot 1-A and the South corner of the Right-of-Way of Lane Drive (0.396 acre tract dedicated to City of Lufkin per said plat of GANN AND ESTES ADDITION NO. 2);

THENCE, along the Southwest boundary lines of the said Lot 1-A and along the Northeast ROW lines of the said Lane Drive the following two courses:

- 1) N 02° 30' 03" E at 81.45 feet a 1/2" iron pipe found for angle corner;
- 2) N 19° 16' 11" E at 488.30 feet a 1/2" iron pipe found for the West corner of the said Lot 1-A and the Southwest corner of Lot No. 1 (0.285 acre) of the aforesaid referred to LUCKY PUPPY SUBDIVISION;

THENCE, along the common boundary line of the said Lot No. 1-A and the said Lot No. 1 the following two courses:

- 1) N 61° 28' 13" E at 98.51 feet a 1/2" iron pipe found for an interior corner of the said Lot No. 1-A and the Southeast corner of the said Lot No. 1;
- 2) N 26° 47' 26" E at 15.47 feet a 1/2" iron pipe found for the Northwest corner of the said Lot 1-A and the most Southerly Northeast corner of the said Lot No. 1, on the South boundary line of the aforesaid referred to Lot No. 2 of the said LUCKY PUPPY SUBDIVISION;

THENCE, along the common boundary lines of the said Lot No. 1 and Lot No. 2 of the said LUCKY PUPPY SUBDIVISION, the following three courses:

- 1) N 77° 17' 18" W at 9.41 feet a 1/2" Iron pipe found for angle corner;
- 2) S 61° 28' 13" W at 67.29 feet a 1/2" iron pipe found for an interior angle corner of the said Lot No. 1 and the Southwest corner of the said Lot No. 2;
- 3) N 12° 42' 42" E at 165.81 feet a 1/2" iron pipe found for the most Northerly Northeast corner of the said Lot No. 1 and the most Westerly Northwest corner of the said Lot No. 2, on the South boundary line of that certain 0.379 acre tract described in a deed conveyed from Albert Nolan Weathers, Jr. to Deddera Lynn Weathers dated June 18, 2015 and recorded in Document # 2015-00329618 of the said Official Public Records;

THENCE, along the Northwest boundary line of the said Lot No. 2 and along the Southeast boundary line of the said 0.379 acre tract, N 69° 59' 26" E at 71.32 feet a 1/2" iron pipe found for the North corner of the said Lot No. 2 and the East corner of the said 0.379 acre tract, on the South ROW line of State Highway Loop No. 287 (200 feet wide ROW);

THENCE, along the North boundary line of the said Lot No. 2 and the aforesaid referred to 0.955 acre tract and along the South ROW line of the said SH Loop No. 287, S 77° 17' 18" E, at 60.01 feet pass on line a 1/2" iron pipe found for the Northeast corner of the said Lot No. 2 and the Northwest corner of the aforesaid referred to 0.955 acre tract, at a total distance of 320.01 feet an "X" in concrete found for the Northeast corner of the said 0.955 acre tract and the Northwest corner of that certain 0.1690 acre tract described in a deed conveyed from Harold L. Estes to E & G Properties, Inc. dated May 11, 1993 and recorded in Volume 917 on Page 578 of the said Real Property Records;

THENCE, along the East boundary line of the said 0.955 acre tract and along the most Northerly West boundary line of the said 0.1690 acre tract and along the West boundary line of that certain residue tract of that certain 15.416 acre tract—EXHIBIT 'A' described in a deed conveyed from Bluebonnet Savings Bank FSB to Harold L. Estes dated July 11, 1991 and recorded in Volume 841 on Page 751 of the said Real Property Records, S 12' 42' 42" W at 160.00 feet a 1/2" iron rod found for the Southeast corner of the said 0.955 acre tract and the Southwest corner of the said residue tract of the said 15.416 acre tract, on the North boundary line of the said Lot No. 1-A;

THENCE, along the North boundary line of the said Lot No. 1-A and along the South boundary line of the said residue tract of the said 15.416 acre tract, the said 0.1690 acre tract and that certain 0.2204 acre tract described in a deed conveyed from Harold L. Estes to E & G Properties, Inc. dated February 24, 1992 and recorded in Volume 865 on Page 297 of the said Real Property Records, S 77' 17' 18" E at 120.00 feet a 1/2" iron pipe found for the Northeast corner of the said Lot No. 1-A and the Southeast corner of the said 0.2204 acre tract, on the West boundary line of Lot No. 2-A of the said GANN AND ESTES ADDITION NO. 2 REVISED;

THENCE, along the common boundary line of the said Lot No. 1-A and the said Lot No. 2-A, S 12' 42' 42" W at 465.96 feet a 1/2" iron pipe set for the Southeast corner of the said Lot No. 1-A and the Southwest corner of the said Lot No. 2-A, on the Northwest ROW line of the said Sandyland Drive (0.562 acre tract);

THENCE, along the Southeast boundary line of the said Lot No. 1-A and along the Northwest ROW line of the said Sandyland Drive, S 69' 41' 34" W at 264.65 feet the POINT AND PLACE OF BEGINNING and containing 6.247 acres of land, more or less.

TRACT 2

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 a part or portion of Lot No. 1 (0.285 acre) of LUCKY PUPPY SUBDIVISION, a subdivision in the City of Lufkin, Texas, as reflected on a plat recorded in Cabinet C on Slide 166-B of the Map and Plat Records of Angelina County, Texas, to which references are 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 a 1/2" iron pipe found for the Southwest corner of the aforesaid referred to Lot No. 1 of the said referred to LUCKY PUPPY SUBDIVISION and the West corner of Lot 1-A (4.852 acres) of GANN AND ESTES ADDITION NO. 2 REVISED, a subdivision in the City of Lufkin, Texas, as reflected on a plat recorded in Cabinet F on Slide 94-A of the said Map and Plat Records;

THENCE, along the Southwest boundary line of the said Lot No. 1 and along the Northeast ROW line of the said Lane Drive, N 18° 45' 50" W at 15.23 feet a 1/2" iron pipe found for an angle corner;

THENCE, across the said Lot No. 1, N 61° 28' 13" E at 34.28 feet pass on line a 1/2" iron pipe found for an interior angle corner of the said Lot No. 1 and the Southwest corner of the said Lot No. 2 (0.440 acre), both of the said LUCKY PUPPY SUBDIVISION, at a total distance of 101.57 feet a 1/2" iron pipe found for an angle corner;

THENCE, along the common boundary line of the said Lot No. 1 and Lot No. 2, S 77° 17' 18" E at 9.41 feet a 1/2" iron pipe found for the most Southerly Northeast corner of the said Lot No. 1 of the said LUCKY PUPPY SUBDIVISION and the Northwest corner of the said Lot 1-A of the said GANN AND ESTES ADDITION NO. 2 REVISED;

THENCE, along the common boundary line of the said Lot No. 1 and the said Lot No. 1-A the following two courses:

- 1) S 26° 47' 26" W at 15.47 feet a 1/2" iron pipe found for the Southeast corner of the said Lot No. 1 and an interior corner of the said Lot No. 1-A;
- 2) S 61° 28' 13" W at 98.51 feet the POINT AND PLACE OF BEGINNING and containing 0.036 acre of land, more or less.