

FILED
AT 11:16 O'CLOCK A M

FEB 04 2026

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

By 

Notice of Foreclosure Sale

February 4, 2026

Deed of Trust ("Deed of Trust"):

Dated: October 22, 2021
Grantor: Robert Saxton and wife, Barbara Nell Saxton
Trustee: Don W. Duran
Lender: Gillespie Partners, Ltd.
Recorded in: Document No. 2021-00413957, Official Public Records of
Angelina County, Texas

Legal Description:

Being all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.L. QUINALTY SURVEY, ABSTRACT NO. 40 and being a part or portion of that certain tract described in a deed from James Snelling to H.E. Snelling dated June 10, 1937, and recorded in Volume 101 on Page 362 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 Snelling tract and the Southwest corner of that certain 0.673 acre tract described as TRACT TWO in a deed from Don W. Duran, trustee, to Karol Green, dated October 5, 1993 and recorded in Volume 937 on Page 515 of the Real Property Records of Angelina County, Texas, a ½" pipe found for corner in the East margin of North First Street (approximately 27 feet from the existing centerline);

THENCE N 88° 33' 50" E with the North boundary line of the said Snelling tract and the South boundary line of the said 0.673 tract, at 258.15 feet the Southeast corner of the said 0.673 acre tract, a ½" pipe found for corner (near a ½" rod) in the West right-of-way line of Timberland Drive (120 feet wide right-of-way);

THENCE two calls with the West right-of-way line of the said Timberland Drive as follows:

- (1) S 01° 04' 26" W, at 149.51 feet a ½" rod found for corner;
- (2) Southerly with a 04° 14' 51" curve to the left (Central Angle = 01° 51' 05" Radius = 1333.24 feet and a Long Chord Bearing and Distance = S 00° 17' 38" W 43.08 feet) at 43.08 feet intersect the most Eastern South boundary line of the said

Snelling tract and the North margin of Hoskins Street (approximately 25 from centerline), an "X" chiseled in concrete curb found for corner;

THENCE S 89° 56' 13" W with a South boundary line of the said Snelling tract and the North margin of the said Hoskins Street, at 137.36 feet the most Southern Southwest corner of the said Snelling tract, a ½" pipe set for corner;

THENCE N 12° 45' 16" E a boundary line of the said Snelling tract, at 76.53 feet an interior ell corner of the said Snelling tract, a ½" pipe set for corner;

THENCE S 89° 38' 22" W with a South boundary line of the said Snelling tract and the North boundary line of that certain tract described in a deed from Bernice Purcell McCarley to H. Earl Snelling dated September 15, 1975 and recorded in Volume 429 on Page 667 of the Deed Records of Angelina County, Texas, at 20.00 feet pass on line a 1-1/4" pipe found for the Northeast corner of the said Snelling tract (429/667), at 160.07 feet the most Western Southwest corner of the said Snelling tract (101/362) and the Northwest corner of the said Snelling tract (429/667), a 1" pipe found for corner in the East margin of the aforesaid North First Street (approximately 26 feet from the existing centerline);

THENCE N 12° 45' 16" E with the West boundary line of the said Snelling tract and the East margin of the said North First Street, at 115.45 feet the point and place of beginning and containing 0.933 acres of land, more or less.

Secures: Promissory Note ("Note") in the original principal amount of \$131,550.70, executed by Robert Saxton and wife, Barbara Nell Saxton ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Substitute Trustee: Robyn Gillespie

Substitute Trustee's Address: PO Box 633210, Nacogdoches, Texas 75963

Foreclosure Sale:

Date: March 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place: At the front steps of the main entrance to the Angelina County Courthouse located at 215 East Lufkin Avenue, Lufkin, Texas 75902.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.


If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Lender. 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, Substitute 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 Substitute 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.


Robyn Gillespie, Substitute Trustee

Cc:

VIA REGULAR US MAIL AND
VIA CERTIFIED MAIL NO.
9414 7266 9904 2221 5495 78
RETURN RECEIPT REQUESTED

Kevin Lewis
7950 Sparta Rd
Belton, Texas 76513-4948

Gillespie Partners, Ltd.
VIA EMAIL