

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** February 9, 2026

**NOTE:** Promissory Lien Note described as follows:

Date: January 9, 2023  
Debtor: Elizabeth Cheyenne Keefe and Michael Keefe  
Original Creditor: Mortgage Electronic Registration Systems Inc., as nominee for AmCap Mortgage, Ltd. dba Gold Financial Services  
Original Principal Amount: \$115,430.00  
Current Holder: Siwell, Inc. d/b/a Capital Mortgage Services of Texas

**DEED OF TRUST:** Deed of Trust described as follows:

Date: January 9, 2023  
Grantor: Elizabeth Cheyenne Keefe and Michael Keefe, wife and husband  
Trustee: Richard A. Ramirez  
Current Beneficiary: Siwell, Inc. d/b/a Capital Mortgage Services of Texas  
Recorded: Instrument No. 2023-430048 of the Public Records of Angelina County, State of TX.

**LENDER:** Siwell, Inc. d/b/a Capital Mortgage Services of Texas

**BORROWER:** Elizabeth Cheyenne Keefe and Michael Keefe

**PROPERTY:** The real property described as follows:

FIELD NOTES FOR AN 0.998 ACRE TRACT OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J. MAGANO SURVEY. ABSTRACT NO. 25.

TX 9710-25

FILED  
AT 10:02 O'CLOCK P.M.

MAR 16 2026

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

By 

AND BEING ALL OF THAT CERTAIN CALLED 1 ACRE TRACT DESCRIBED IN A DEED DATED OCTOBER 1, 2021, FROM ALBERTO DAVID SANABRIA, ET AL TO JIMMIE HAGEON, JR. AND RECORDED IN INSTRUMENT NO. 2021-00414781 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, SAME BEING LOT 10 OF THOMPSON & SELLARS SUBDIVISION, A PLAT OF WHICH IS OF RECORD IN CABINET A ON SLIDE 40-A OF THE MAP AND PLAT RECORDS OF SAID COUNTY, 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:

BEGINNING AT A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 1 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 2.004 ACRE TRACT DESCRIBED IN A DEED DATED DECEMBER 16, 2002 FROM MELBA FENLEY, ET AL TO LUCIO VARGAS, ET UX AND RECORDED IN VOLUME 1684 ON PAGE 345 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, ON THE SOUTH RIGHT-OF-WAY (ROW) LINE OF STATE HIGHWAY NO. 103, FROM WHICH A ROW MONUMENT FOUND BEARS S 78° 43' 43" E 364.10 FEET AND A CHAIN LINK FENCE CORNER BEARS S 11° 27' W 1.0 FEET;

THENCE S 11° 27' 03" W, ALONG THE EAST BOUNDARY LINE OF THE SAID 1 ACRE TRACT AND ALONG THE WEST BOUNDARY LINE OF THE SAID 2.004 ACRE TRACT, AT 416.67 FEET A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THE SAID 1 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID 2.004 ACRE TRACT, FROM WHICH A CHAIN LINK FENCE CORNER BEARS N 11° 27' E 0.2 FEET AND AN 8" BARBED WIRE FENCE POST BEARS S 87° 10' W 1.0 FEET;

THENCE N 78° 43' 43" W, ALONG THE SOUTH BOUNDARY LINE OF THE SAID 1 ACRE TRACT (LANDS TO THE SOUTH BEING THAT CERTAIN CALLED 2.01 ACRE TRACT DESCRIBED IN A DEED DATED JULY 11, 2016 FROM CHARLES RANDLE, SR. TO URSULA BURNS AND RECORDED IN INSTRUMENT NO. 2016-00342142 OF THE SAID OFFICIAL PUBLIC RECORDS, AND THAT CERTAIN CALLED 3-9/10 ACRE TRACT DESCRIBED IN A DEED DATED JUNE 19, 1981 FROM CARRIE BELL BRANCH, ET VIR TO TOMMY R. HURST, ET UX AND RECORDED IN VOLUME 519 ON PAGE 478 OF THE SAID OFFICIAL PUBLIC RECORDS), AT 103.69 FEET A 1/2" IRON ROD SET NEAR A 8" FENCE POST FOR THE SOUTHWEST CORNER OF THE SAID 1 ACRE TRACT, FROM WHICH A 1/2" IRON PIPE FOUND BEARS S 09° 53' 33" E 1.08 FEET;

THENCE N 11° 16' 17" E, ALONG THE WEST BOUNDARY LINE OF THE SAID 1 ACRE HAGEON TRACT (LANDS TO THE WEST BEING THAT CERTAIN CALLED ONE ACRE TRACT DESCRIBED AS SECOND TRACT IN A DEED DATED MAY 11, 1972 FROM LEE A. TAYLOR, ET AL TO TOMMY RAY HURST, ET UX AND RECORDED IN VOLUME 387 ON PAGE 644 OF THE DEED RECORDS OF SAID COUNTY) AT 416.67 FEET A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THE SAID 1 ACRE HAGEON TRACT, ON THE SOUTH ROW LINE OF THE SAID TX 103, FROM WHICH A 1/2" IRON ROD FOUND

BEARS N 78° 43' 43" W 93.24 FEET;

THENCE S 78° 43' 43" E, ALONG THE NORTH BOUNDARY LINE OF THE SAID 1 ACRE HAGEON TRACT AND ALONG THE SOUTH ROW LINE OF THE SAID TX 103, AT 104.99 FEET THE PLACE OF BEGINNING AND CONTAINING 0.998 OF AN ACRE OF LAND, MORE OR LESS.

**SUBSTITUTE TRUSTEE:** Brent W. Martinelli, Kelley Church, Brandi Wilson, Abstracts/Trustees of Texas, LLC.

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:**

Quintairos, Prieto, Wood & Boyer, P.A.  
255 South Orange Avenue, Suite 900  
Orlando, Florida 32801

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

April 07, 2026, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Angelina County Courthouse Annex 606 East Lufkin Ave., Lufkin, TX in the hall outside of the Commissioners' Courtroom adjacent to the atrium; or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other

substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:

  
Brent W. Martinelli, Kelley Church,  
Brandi Wilson, Abstracts/Trustees of  
Texas, LLC, as Substitute Trustee  
Susan Mills