

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED  
AT 02:00 O'CLOCK P.M.  
JUN 10 2025  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By MS

Date: June 10, 2025  
Substitute Trustee: Jeff S. Chance  
Mortgagee: Commercial Bank of Texas, N.A.  
Note: Dated October 7, 2022 in the original principal amount of \$288,000.00

**Deed of Trust**

Date: October 7, 2022  
Grantor: Briana Baumann joined therein pro forma by her husband, Frank Baumann for the purpose of conveying any interest he may hold in the Property  
Mortgagee: Commercial Bank of Texas, N.A.  
Recording information: Deed of trust from Briana Baumann and Frank Baumann, recorded in Instrument No. 2022-00427332, Official Public Records of Angelina County, Texas and first modification and extension agreement dated June 1, 2024, retroactive and effective May 1, 2024, recorded in Instrument No. 2024-00447251.  
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): July 1, 2025

Time of Sale: Between the hours of 9:00 a.m. and 12:00 p.m.

Place of Sale: Angelina County Courthouse Annex Building, 211 E. Shepherd Avenue, Lufkin, Angelina County, Texas in the Commissioners' Courtroom.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward satisfaction of the Note.

*Notice of Substitute Trustee's Sale*

Notice is given that on the Date of Sale, Substitute 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, 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 to Chance Law Firm, PLLC, 2009 Tulane Drive, Lufkin, Texas 75901.**



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Jeff S. Chance, Substitute Trustee

## EXHIBIT A

### Tract One:

Being 4.006 acres of land lying in Angelina County, Texas, situated in the O. P. REYNOLDS SURVEY, ABSTRACT No. 532, being all of that certain 'Tract One', a called 4.00 acre tract conveyed in Warranty Deed from Southwood Investments, Inc., Donovan Investments, Inc. and Gregory Wayne Binkley to Jaden D. West and Netasha G. West, recorded in the Official Public Records of Angelina County, Texas (OPRACT) in Document Number 2021-00404243 dated February 23, 2021, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Beginning at the most western Northwest corner of reference tract, said point being the Southwest corner of that certain called 7.40 acre tract of Alice Loftin, recorded in the OPRACT in Volume 1569 on Page 64, said point being on the East margin of a County Road locally known as McKindree Road, a 1/2 in. iron pipe found for corner and the Point of Beginning of the herein described tract, 23.8 feet East of approximate centerline;

Thence N89°54'29"E, a distance of 516.49 feet, with the lower North boundary line of reference tract and South boundary line of said 7.40 acre tract to her Southeast corner and the Southwest corner of that certain 'Tract Two', a called 21.411 acre tract of Jaden and Netasha West, recorded in the OPRACT in Document Number 2021-00404243, an axle found for corner;

Thence four (4) calls with the common boundary line between reference tract and said 21.411 acre tract, as follows:

1. S87°20'50"E, a distance of 408.05 feet, a 1/2 in. iron pipe found bent for corner;
2. N00°09'51"W, a distance of 197.79 feet, a 1/2 in. iron pipe found for corner;
3. N89°52'50"E, a distance of 449.82 feet, a 1/2 in. iron pipe found for corner;
4. S00°12'16"E, a distance of 270.51 feet, the Southeast corner of reference tract and intersect the North boundary line of that certain called 25.093 acre tract of Marcos Hernandez, recorded in the OPRACT in Document Number 2018-00369042, a 1/2 in. iron pipe found for corner;

Thence two (2) calls with the common boundary line between reference tract and said 25.093 acre tract as follows:

1. S89°52'05"W, a distance of 275.00 feet, a 1/2 in. iron pipe found for corner;
2. N87°23'50"W, a distance of 1098.47 feet, the Southwest corner of reference tract and intersect the East margin of the aforesaid County Road, a 1/2 in. iron rod found for corner 23.2 feet East of approximate centerline;

Thence N02°48'02"W, a distance of 40.64 feet, with the West boundary line of reference tract and East margin of said road, to the Point of Beginning of the herein described tract and found to contain 4.006 acres more or less.

**Tract Two:**

Being 21.414 acres of land lying in Angelina County, Texas, situated in the O. P. REYNOLDS SURVEY, ABSTRACT No. 532, being all of that certain 'Tract Two', a called 21.411 acre tract conveyed in Warranty Deed from Southwood Investments, Inc., Donovan Investments, Inc. and Gregory Wayne Binkley to Jaden D. West and Netasha G. West, recorded in the Official Public Records of Angelina County, Texas (OPRACT) in Document Number 2021-00404243 dated February 23, 2021, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Beginning at the Northeast corner of reference tract, said point being the Northwest corner of that certain called 52.16 acre tract of Druey Stanley, recorded in the OPRACT in Document Number 2014-00317053, said point being on the South boundary line of that certain called 4.22 acre tract of Oncor Electric as more particularly described in said records in Volume 582 on Page 791, said point being a 1 in. iron pipe found for corner and the Point of Beginning of the herein described tract;

Thence S0°39'44"W, a distance of 1236.73 feet, with the East boundary line of reference tract and West boundary line of said 52.16 acre tract, to the common South corner of said tracts and intersect the North boundary line of that certain called 25.093 acre tract of Marcos Hernandez, recorded in the OPRACT in Document Number 2018-00369042, a 1 in. iron pipe found for corner;

Thence N86°34'04"W, a distance of 20.64 feet, with the common boundary line of said tracts, to the Southeast corner of that certain 'Tract One', a called 4.00 acre tract of Jaden and Netasha West as recorded in the OPRACT in Document Number 2021-00404243 a 1/2 in. iron pipe for corner;

Thence four (4) calls with the common boundary line between reference tract and said 4.00 acre tract as follows:

1. N00°12'16"W, a distance of 270.51 feet, a 1/2 in. iron pipe found for corner;
2. S89°52'50"W, a distance of 449.82 feet, a 1/2 in. iron pipe found for corner;
3. S00°09'51"E, a distance of 197.79 feet, a 1/2 in. iron pipe found bent for corner;
4. N87°20'50"W, a distance of 408.05 feet, to the Southeast corner of reference tract, angle corner in the North boundary line of said 4.00 acre tract and the Southeast corner of that certain called 7.40 acre tract of Alice Lofton, recorded in the OPRACT in Volume 1569 on Page 64, an axle found for corner;

Thence N00°35'55"E, a distance of 855.89 feet, with the West boundary line of reference tract and East boundary line of said 7.40 acre tract to her Northeast corner and the Southeast corner of that certain 'Tract Four', a called 2.88 acre tract of S.E.E. Ltd, recorded in the OPRACT in Document Number 2011-00278258, a 1/2 in. iron pipe capped 'EGA' found for corner;

Thence N00°49'10"E, a distance of 289.68 feet, with the common boundary line of reference tract and said 2.88 acre tract, to the Northwest corner of reference tract and the Southwest corner of that certain 'Tract Two', a called 5.07 acre tract of S.E.E. Ltd, recorded in the OPRACT in Document Number 2011-00278258, a 1/2 in. iron pipe found for corner;

Thence S89°57'05"E, a distance of 879.65 feet, with the North boundary line of reference tract, South boundary line of said 5.07 acre tract, the South boundary line of that certain 'Tract Three', a called 1.444 acre tract of S.E.E. Ltd., recorded in the OPRACT in Document Number 2011-00278258 and with, in part, the South boundary line of the aforesaid referred to 4.22 acre Oncor tract, to the Point of Beginning of the herein described tract and found to contain 21.414 acres more or less.

The bearings of this survey are based on the South boundary line of the adjoining 4.00 acre tract as recorded in Document Number 2021-00404243 of the OPRACT.

The bearings of this survey are based on the South boundary line of the adjoining 4.00 acre tract as recorded in Document Number 2021-00404243 of the OPRACT.

TRACT THREE EASEMENT ESTATE: TOGETHER WITH THE FOLLOWING  
EASEMENT FOR INGRESS AND EGRESS:

Being an Easement for Ingress and Egress containing 1.22 acres of land lying in Angelina County, Texas, situated in the O. P. REYNOLDS SURVEY, ABSTRACT No. 532, being over and across that certain ' Tract One', a called 4.00 acre tract conveyed in Warranty Deed from Southwood Investments, Inc., Donovan Investments, Inc. and Gregory Wayne Binkley to Jaden D. West and Netasha G. West, recorded in the Official Public Records of Angelina County, Texas (OPRACT) in Document Number 2021-00404243 dated February 23, 2021, to which reference is hereby made for any and all purposes and said easement being described by metes and bounds as follows to wit;

Beginning on the West boundary line of referenced 4.00 acre tract, S00°09'51"E, 197.79 feet from a 1/2 in. iron pipe found for the most northern Northwest corner of same, said point being on the South boundary line of that certain 21.414 acre tract described above, a 1/2 in. iron pipe found bent for corner and the Point of Beginning of the herein described easement;

Thence S02°36'12"W, a distance of 64.39 feet, across referenced tract to the South boundary line of same and intersect the North boundary line of that certain called 25.093 acre tract of Marcos Hernandez, recorded in the OPRACT in Document Number 2018-00369042, a point for corner;

Thence N87°23'50"W, a distance of 920.14 feet, with the South boundary line of referenced tract and North boundary line of said 25.093 acre tract, to the Southwest corner of reference tract and intersect the East margin of a County Road locally known as McKindree Road, a 1/2 in. iron rod found for corner, 23.2 feet East of the approximate centerline of same;

Thence N02°48'02"W, a distance of 40.64 feet, with the West boundary line of reference tract and East margin of said road, to the most western Northwest corner of reference tract and Southwest corner of that certain called 7.40 acre tract of Alice Lofton, recorded in the OPRACT in Volume 1569 on Page 64, a 1/2 in. iron pipe found for corner 23.8 feet East of centerline of said road;

Thence N89°54'29"E, a distance of 516.49 feet, with the lower North boundary line of reference tract and South boundary line of said 7.40 acre tract, to her Southeast corner and the Southwest corner of the above described 21.414 acre tract, an axle found for corner;

Thence S87°20'50"E, a distance of 408.05 feet, with the lower North boundary line of reference tract and South boundary line of the above described 21.414 acre tract, to the Point of Beginning of the herein described easement and found to contain 1.22 acres more or less.

The bearings of this survey are based on the South boundary line of the referenced 4.00 acre tract as recorded in Document Number 2021-00404243 of the OPRACT.