

**AMENDED NOTICE OF TRUSTEE'S SALE**

FILED  
AT 3:56 O'CLOCK P M  
JUN 06 2023

Date: May 31, 2023  
Trustee: Jeff S. Chance  
Mortgagee: Commercial Bank of Texas, N.A.  
Note: Dated June 4, 2021 in the original principal amount of \$489,000.00

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

Deed of Trust

Date: June 4, 2021  
Grantor: A Deel's Business, Inc., a Texas corporation  
Mortgagee: Commercial Bank of Texas, N.A.

Recording information: Promissory note dated June 4, 2021 in the original principal amount of \$489,000.00 from A Deel's Business, Inc., a Texas corporation to Commercial Bank of Texas, N.A. ("mortgagee"), secured by a deed of trust, security agreement and financing statement of even date from A Deel's Business, Inc., a Texas corporation, recorded in Instrument No. 2021-00407972 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): July 5, 2023

Time of Sale: Between the hours of 1:00 p.m. and 4:00 p.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 instructed Trustee to offer the Property for sale toward satisfaction of the Note.

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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, 2009 Tulane Drive, Lufkin, Texas 75901.**



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Jeff S. Chance, Trustee

# Tract One

## Exhibit A

Among all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the S. A. BOGGS SURVEY, ASSURANCE NO. 5 and being all that certain called 0.7830 acre tract conveyed to Shuraco Corporation in Document # 2002-00239601 of the Official Public Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by notes and bounds as follows, to-wit:

BEING at a 5/8" iron pin found for the Northeast corner of the aforesaid referred to 0.7830 acre tract and the Northwest corner of a called 1.21 acre tract conveyed to Ruben Anaya, et ux in the document recorded in Volume 1945 on Page 256 of the Real Property Records of the said County, on the curving South Right-of-Way line of SR 94;

BEING, along the common boundary line of the said 0.7830 acre tract and the said 1.21 acre tract, S 37° 37' 39" E at 100.25 feet a 4" iron pin found for the Southeast corner of the said 0.7830 acre tract and the Northeast corner of a tract of land conveyed to Lufkin Telephone Exchange, Inc. (LTE) in the document recorded in Volume 421 on Page 651 of the Real Records of the said County;

BEING, along the common boundary line of the said 0.7830 acre tract and the said LTE tract, S 69° 19' 09" W at 101.62 feet a 4" iron pipe found for the most Southerly Southeast corner of the said 0.7830 acre tract and the Northwest corner of the said LTE tract, on the East ROW line of FM 1194, from which a concrete ROW monument found for reference bears S 10° 33' 24" E 0.75 feet;

BEING, along the boundary lines of the said 0.7830 acre tract common to the ROW lines of FM 1194 the following three (3) corners:

- 1) N 18° 27' 12" W at 89.28 feet a 4" iron pipe found for an angle corner of the said 0.7830 acre tract and an angle corner of the said ROW line;
- 2) S 71° 15' 22" W at 10.60 feet a 4" iron pin set for the most Northerly Southwest corner of the said 0.7830 acre tract and an angle corner of the said ROW line;
- 3) N 18° 27' 12" W at 226.04 feet a PK nail set for the Northwest corner of the said 0.7830 acre tract at the intersection of the said East ROW line of FM 1194 and the said South ROW line of SR 94;

BEING, along the curving North boundary line of the said 0.7830 acre tract and the said curving South ROW line of SR 94, 116.41 feet along a 02° 25' 48" curve to the left having a radius of 2361.83 feet, a central angle of 02° 50' 23" and a long chord bearing N 77° 02' 18" E a distance of 116.40 feet to the POINT-OF-TANGENCY or INTERSECTION and containing 0.782 acres of land, more or less.

The bearings for this tract are based on the East boundary line of the said 0.7830 acre tract.

## Tract Two

ALL THAT CERTAIN-----  
tract or parcel of land lying and situated in Angelina County, Texas about 3 miles Southeast from the town of Lufkin, Texas, and being a part or portion of Block No. 5 out of the McKinney and Williams Survey, as shown by a subdivision plat in that deed from Southern Pine Lumber Company to P.H. Strauss, which is of record in Book 36, Page 461, of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and being a part or portion of said Block No. 5 that was deeded by D.P. Parker, et ux to M.L. Avery, by deed dated July 5, 1941, of record in Vol. 98, page 258 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said part or portion being described by metes and bounds as follows:

BEGINNING at a point 105 ft. N 2 E (called N 1-1/2 W) from the SW corner of said Block No. 5 of said subdivision, a 3/4" pipe set in ground for corner in the EBL of Farm to Market Road;

THENCE N 2 E with the EB line of said Road, at 100 ft. to a 3/4" iron pipe set in ground for corner in the NB line of the aforesaid 3.2 acre tract;

THENCE S 80 E with the NB line of same, at 231.9 ft. to a 3/4" iron pipe set in ground for corner;

THENCE S 10 W at 98.9 ft. to a 3/4" iron pipe set in ground for corner;

THENCE N 80 W at 218 ft. to the place of beginning, containing 0.509 acres of land, more or less.

Tract Three:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 469 and being a part or portion of that certain 0.503 acre tract described in a deed from Lessie Avery to Howard Hall et ux, dated May 12, 1986 and recorded in Volume 634, on Page 244 of the Real Property Records of Angelina County, Texas to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows to wit:

BEGINNING at the Southwest corner of the aforesaid referred to 0.503 acre tract, a 3/4" iron pipe found for corner at the intersection of the East R.O.W. line of F.M. Road No. 58 with the North R.O.W. line of Bartmess Drive;

THENCE N 2°27' 55" E, with the West boundary line of the said 0.503 acre tract and the East R.O.W. line of the said F.M. Road No. 58, at 104.14 feet the Northwest corner of the said 0.503 acre tract and the Southwest corner of that certain 0.509 acre tract described in a deed from M.L. Avery et ux to Howard Lee Hall et ux, dated October 27, 1958 and recorded in Volume 223, on page 195 of the Deed Records of Angelina County, Texas, a 1/2" iron pin found for corner;

THENCE S 80° 00' 00" E, with the North boundary line of the said 0.503 acre tract and the South Boundary line of the said 0.509 acre tract, at 55.63 feet a 1/2" iron pin set for corner in a chain link fence;

THENCE S 10° 51' 24" W, in part with the said fence, at 103.31 feet intersect the South boundary line of the said 0.503 acre tract; a 1/2" iron pin set for corner on the North R.O.W. line of the said Bartmess Drive;

THENCE N 79° 55' 02" W, with the South boundary line of the said 0.503 acre tract and the North R.O.W. line of the said Bartmess Drive, at 40.43 feet the point and place of beginning and containing 4,960 square feet of land, more or less.