

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 11th day of August, 2023, JOSEPH SCHEIB, a single man, executed a Deed of Trust conveying to JAMES D. VANDEVENTER, Trustee, the Real Estate hereinafter described, to secure SOUTHSIDE BANK in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2023-437053, in the Official Public Records of Angelina County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of August, 2026, between 12:00 o'clock p.m. and 3:00 p.m., I will sell said Real Estate in the hallway outside the Commissioner's Courtroom adjacent to the atrium or the front steps of the main entrance to the Angelina County Courthouse, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Angelina County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Angelina, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 10th day of July, 2026.


JAMES D. VANDEVENTER, Trustee
909 ESE Loop 323, Suite 400
Tyler, TX 75701

FILED
AT 10:30 O'CLOCK A.M.

JUL 10 2026

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

Exhibit "A"

Field Notes for an 0.806 acre tract of land lying and situated in Angelina County, Texas, out of the H.H. BROOKESHIRE SURVEY, ABSTRACT NO. 127, and being all of that certain called 0.812 acre tract described as Tract One in a deed dated September 2, 2022 from James Edward Radke, Trustee of the James Edward Radke Living Trust to Heather Fisher and recorded in Instrument No. 2022-00425970 of the Official Public 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:

BEGINNING at a concrete monument found for the Southeast corner of the aforesaid referred to 0.812 acre tract and the Southwest corner of Lot 31 of the Woodmont Addition Section I, a subdivision in Angelina County, Texas, a plat of which is recorded in Cabinet A on Slide 193-B of the Map and Plat Records of Angelina County, and an angle corner of Lot 1 of the TSAI Addition - Revision No. 1, a subdivision in Angelina County, Texas, a plat of which is recorded in Cabinet E on Slide 73-A of the said Map and Plat Records;

THENCE S 86°44'48" W (called West), along the South boundary line of the said 0.812 acre tract, along the a North boundary line of Lot 1 of the TSAI Addition - Revision No. 1, and along the North boundary line of that certain called 0.500 acre tract described in a deed dated May 15, 1995 from Richard D. Glover, et ux, to Francisco Contreras, et ux, and recorded in Volume 1014 on Page 441 of the said Official Public Records, at 42.81 feet pass on line a 1/2" iron pipe with cap marked "KLL" found for the Northwest corner of Lot 1 of the said TSAI Addition - Revision No. 1 and the Northeast corner of the said 0.500 acre tract, at 325.65 feet pass a 1/2" iron rod with cap marked "ETLS" set for reference, a total distance of 343.09 feet (called 124.42 varas - 324.61 feet) to a point for the Southwest corner of the said 0.812 acre tract and the Southeast corner of that certain called 0.342 acre tract described in a deed dated May 11, 2023 from Heather Fisher to Hung T. Nguyen and recorded in Instrument No. 2023-433986 of the said Official Public Records, on the centerline of Maxwell Street, from which a 1/2" iron rod found bears S 86°44'48" W 21.55 feet;

THENCE N 11°13'54" W (called N 09° 21' W), along the West boundary line of the said 0.812 acre tract, along the East boundary line of the said 0.342 acre tract, and along the centerline of the said Maxwell Street, at 101.45 feet (called 36.48 varas - 101.33 feet) to a point for the Northwest corner of the said 0.812 acre tract, an angle corner of the said 0.342 acre tract, and the Southwest corner of that certain called 0.842 acre tract described as Tract 1 in a deed dated April 8, 2010 from Elizabeth Ann Cherry to Rosemar Aguilera and recorded in Instrument No. 2010-00269820 of the said Official Public Records;

THENCE N 86°50'18" E (called East), along the North boundary line of the said 0.812 acre tract and along the South boundary line of the said 0.842 acre tract, at 15.95 feet pass on line an iron bolt found for reference, a total distance of 357.67 feet (called 130.37 varas - 362.14 feet) an iron stake found for the Northeast corner of the said 0.812 acre tract and the Southeast corner of the said 0.842 acre tract, on the West boundary line of Lot 32 of the said Woodmont Addition Section I, from which a 1/2" iron pipe found bears N 02°58'02" W 99.82 feet and a 1/2" iron pipe with an elbow bears S 72°36'32" E 0.17';

THENCE S 02° 58'02" E (called S 0° 01' W), along the East boundary line of the said 0.812 acre tract and along the West lines of Lot 32 of the said Woodmont Addition Section I, and the said Lot 31 of the Woodmont Addition Section I, at 99.80 feet (called 35.99 varas - 99.97 feet) to the POINT of BEGINNING and containing 0.806 acre of land, more or less.