

FILED
AT 11:15 O'CLOCK A M

JUL 23 2026

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

T.S. #: 2026-25650-TX

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned, in accordance with Texas Property Code §51.0076, as attorney-in-fact for the Mortgagee or Mortgage Servicer, hereby removes the original trustee and any and all successor substitute trustees, and appoints in their stead: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC, or any one of them, c/o Nestor Solutions, LLC, 214 5th Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, to hereafter exercise all powers and duties conferred upon the original trustee under the Deed of Trust, and further authorizes and directs the Substitute Trustee to conduct and execute the remedies provided to the beneficiary therein.

1. Date, Time, and Place of Sale.

Date: 10/6/2026

Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.

Place: Angelina County Courthouse, Texas, at the following location: THE ANGELINA COUNTY COMMISSIONERS COURTROOM AND ANNEX LOCATED AT 211 EAST SHEPHERD AVENUE, LUFKIN, TX 75901; AND THE FRONT STEPS OF THE ENTRANCE TO THE ANGELINA COUNTY COMMISSIONER'S COURT AND ANNEX AS THE ALTERNATE PLACE WHENEVER THE SALE FALLS ON A DATE WHEN THE COMMISSIONER'S COURT AND ANNEX IS CLOSED., or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

2. Property To Be Sold. SEE ATTACHED "EXHIBIT A"

Commonly known as: 907 SOUTHWOOD DR LUFKIN, TX 75904

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 8/14/2024 and recorded in the office of the County Clerk of Angelina County, Texas, recorded on 8/15/2024 under County Clerk's File No 2024-448915, in Book -- and Page -- in the Real Property Records of Angelina County, Texas.

Grantor(s): Kip Channing Smith and Breanna Smith, husband and wife

Original Trustee: Black, Mann and Graham, L.L.P

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation

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4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Pursuant to §51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust.

5. **Notice Regarding Federal Reporting Requirements.** Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchasers should be prepared to provide beneficial ownership information as may be required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after 3/1/2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.fincen.gov/rre-faqs#D_5 or <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>.

Resolve

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the **J. A. BONTON SURVEY, ABSTRACT NO. 5** and being all of that certain tract described in a deed from Emma McClain Read, Individually and as Independent Executrix of the Estate of E.E. Read to Joseph Leslie Tatum et ux dated July 21, 1967 and recorded in Volume 338 on Page 457 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 Tatum tract and the Westernmost Southwest corner of Park Lane Subdivision, a subdivision of record in Cabinet F on Slide 12-B of the Map and Plat Records of Angelina County, Texas in the curving East right-of-way line of Southwood Drive (also known as F.M. Highway No. 324) (60 feet wide right-of-way), a ½" pipe found for corner;

THENCE S 89° 35' 50" E with the North boundary line of the said Tatum tract and the Westernmost South boundary line of the said Park Lane Subdivision, at 398.37 feet the Northeast corner of the said Tatum tract and an interior ell corner of the said Park Lane Subdivision, a ½" rod found for corner;

THENCE S 00° 46' 23" E with the East boundary line of the said Tatum tract and the Southernmost West boundary line of the said Park Lane Subdivision, at 267.24 feet the Southeast corner of the said Tatum tract and the Southernmost Southwest corner of the said Park Lane Subdivision in the North boundary line of that certain 3.37 acre tract described in a deed from Woodie-Lou Hicks, Independent Executrix of the Estate of Mary Kathryn Trout, Deceased to Reagan Austin Ratliff dated November 19, 2009 and recorded in Document No. 2009-00262655 of the Deed Records of Angelina County, Texas, a ½" rod found for corner;

THENCE S 81° 45' 27" W with the South boundary line of the said Tatum tract and the North boundary line of the said 3.37 acre tract, at 399.71 feet the Southwest corner of the said Tatum tract and the Northwest corner of the said 3.37 acre tract in the curving East right-of-way line of Southwood Drive, a ½" rod found for corner;

THENCE Northwesterly with the said curving (to the right) West boundary line of the said Tatum tract and the East right-of-way line of Southwood Drive (Central Angle = 15° 59' 57", Radius = 1176.23 feet and Long Chord Bearing and Distance = N 01° 07' 04" W 327.38 feet), at 328.45 feet the point and place of beginning and containing 2.77 acres of land, more or less.