

FILED
AT 10:00 CLOCK A.M.
SEP 24 2026

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

1. **Date, Time, and Place of Sale.**

DATE: November 3, 2026

TIME: 01:00 PM

PLACE: Angelina County Courthouse Annex, 211 East Shepherd Avenue, Lufkin, TX 75901, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

2. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 50.009 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.
3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 11, 2006 and recorded as Instrument Number 00208205, real property records of Angelina County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Vera L. Keesler, securing the payment of the indebtedness in the original principal amount of \$34,675.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Freedom Mortgage Corporation is the current mortgagee of the note and deed of trust or contract lien.
5. **Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
6. **Property to be Sold.** The property to be sold is described as follows:
BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the S.S. SCARBOROUGH SURVEY, ABSTRACT NO. 597 and being all of that certain 0.446 acre tract described in a substitute trustee's deed from Glinda Cole, substitute trustee Green Tree Servicing LLC dated April 5, 2005 and recorded in Volume 2164 on Page 113 of the Real Property Records of Angelina County, Texas, (and being a portion of Block No. I8 of the COLLINS to ADDITION, a subdivision in the City of Huntington, Texas as recorded in Volume 7 in Page 165 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 0.446 acre tract, a corner of that certain 5.612 acre tract described as "Exhibit A" in a deed from Earl L. Roberts, et ux to Tracey Lynn Groce dated November 12, 1993 and recorded in Volume 945 on Page 138 of the Real Property Records of Angelina County, Texas, and the Southwest corner of that certain 0.242 acre tract described as "Exhibit B" in a deed from Earl L. Roberts, et ux to Tracey Lynn Groce dated November 12, 1993 and recorded in Volume 945 on Page 138 of the Real Property Records of Angelina County, Texas, a ½"rod found for corner in a fence witnessed by a ½ " rod found for the Northeast corner of the said 5.612 acre tract and the Northwest corner of the said 0.242 acre tract bearing N 22° 16' 31" E 53.73 feet;

THENCE S 63° 59' 58" E (called S 63° 59' 58" E) with the North boundary line of the said 0.446 acre tract and the South boundary line of the said 0.242 acre tract (residue of that certain 20.08 acre tract in Volume 426 on Page 732), at 159.33 feet (called 159.31 feet) the Northeast corner of the said 0.446 acre tract and a Northwest corner of that certain 3.000 acre tract described in a deed from Earl L. Roberts, et ux to B.A. Malcom, d/b/a H & M Rentals dated August 1, 1991 and recorded in Volume 843 on Page 507 of the Real Property Records of Angelina County, Texas, a ½" rod found for corner witnessed by a point calculated for the Southeast corner of the said 0.242 acre tract bearing S 57° 55'13" E 47.33 feet, said calculated point witnessed by a ½ " rod found for the Northeast corner of the said 3.000 acre tract bearing S 64° 17' 52" E 12.08 feet;

THENCE S 22° 30' 58" W (called S 22° 30' 57 W) with the East boundary line of the said 0.446 acre tract and a West boundary line of the said 3.000 acre tract, at 122.59 feet (called 122.80 feet) the Southeast corner of the said 0.446 acre tract and an interior ell corner of the said 3.000 acre tract, ½ " pipe found for corner;

THENCE N 60° 36' 06" W (called N 60° 37 35 W) with the South boundary line of the said 0.446 acre tract and a North boundary line of the said 3.000 acre tract, at 172.01 feet (called 172.08 feet) the Southwest corner of the said 0.446 acre tract and a Northwest corner of the said 3.000 acre tract, a ½ " rod found for corner in the East boundary line of the aforesaid 5.612 acre tract;

THENCE N 28° 31' 09" E (called N 28° 33'03" E) with the West boundary line of the said 0.446 acre tract and the East boundary line of the said 5.612 acre tract, at 112.27 feet (called 112.56 feet) the point and place of beginning and containing 0.445 acre of land, more or less.

Basis of Bearings: The North boundary line of that certain 0.446 acre tract described in a substitute trustee's deed from Glinda Cole, substitute trustee to Green Tree Servicing LLC dated April 5, 2005 and recorded in Volume 2164 on Page 113 of the Real Property Records of Angelina County, Texas (deed call- N 63° 59' 58" E 159.31 feet €" found ½ " rods 159.33 feet apart)

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the S.S. SCARBOROUGH SURVEY, ABSTRACT NO. 597 and being a part or portion of that certain 0.242 acre tract described as "Exhibit B" in a deed from Earl L. Roberts, et ux to Tracey Lynn Groce dated November 12, 1993 and recorded in Volume 945 on Page 138 of the Real Property Records of Angelina County, Texas, said 0.242 acre being a part or portion of that certain 20.08 acre tract described in a deed from Novelle Jones to Earl L. Roberts, et ux dated June 28, 1975 and recorded in Volume 426 On Page 732 of the Deed Records of Angelina County,

Texas, (and being a portion of Block No. 18 of the COLLINS ADDITION, a subdivision in the City of Huntington, Texas as recorded in Volume 7 in Page 165 of the Deed Records of Angelina County, Texas) to which references are here by 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 Southwest corner of the aforesaid referred to 0.242 acre tract, a corner of that certain 5.612 acre tract described as "Exhibit A" in a deed from Earl L. Roberts, et ux to Tracey Lynn Groce dated November 12, 1993 and recorded in Volume 945 on Page 138 of the Real Property Records of Angelina County, Texas, and the Northwest corner of that certain 0.446 acre tract described in a substitute trustee's deed from Glinda Cole, substitute trustee to Green Tree Servicing LLC dated April 5, 2005 and recorded in Volume 2164 on Page 113 of the Real Property Records of Angelina County, Texas, a ½ " rod found for corner in a fence witnessed by a " rod found for the Southwest corner of the said 0.446 acre tract bearing S 28° 31' 09" W 112.27 feet;

THENCE N 22° 16' 31" E (called N 22° 11' 21" E) with the West boundary line of the said 0.242 acre tract and an East boundary line of the said 5.612 acre tract, at 34.17 feet intersect the existing centerline of Linn Street, a point for corner witnessed by a ½ " rod found for the Northeast corner of the said 5.612 acre tract and the Northwest corner of the said 0.242 acre tract bearing N 22° 16' 31" E 19.56 feet;

THENCE five calls with the existing centerline of the said Linn Street as follows:

(1) S 74° 48' 26" E 20.15 feet, a point for corner,
(2) S 66° 28' 05" E 40.73 feet, a point for corner;
(3) S 52° 57' 35" E 45.95 feet, a point for corner;
(4) S 57° 48' 55" E 53.69 feet, a point for corner;
(5) 63° 20' 10" E, at 49.64 feet intersect the East boundary line of the aforesaid 0.242 acre tract, the East boundary line of the aforesaid referred to 20.08 acre tract, and the West right-of-way line of First Street (60 feet wide right-of-way), a point for corner witnessed by the Northeast corner of the said 0.242 acre tract and a Northeast corner of the said 20.08 acre tract bearing N 26° 00' 00" E 25.86 feet;

THENCE S 26° 00' 00" W (called S 26° 00' 00" W) with the East boundary line of the said 0.242 acre tract, the East boundary line of the said 20.08 acre tract, and the West right-of-way line of the said First Street, at 29.48 feet the Southeast corner of the said 0.242 acre tract, an interior ell corner of the said 20.08 acre tract, and a corner of that certain 3.000 acre tract described in a deed from Earl L. Roberts, et ux to B.A. Malcom, d/b/a H & M Rentals dated August 1, 1991 and recorded in Volume 843 on Page 507 of the Real Property Records of Angelina County, Texas, a point for corner witnessed by a ½ " rod found for the Northeast corner of the said 3.000 acre tract bearing S 64° 17' 52" E 12.08 feet;

THENCE two calls with the South boundary line of the said 0.242 acre tract as follows:

(1) N 57° 55' 13" W (called N 56° 04' 49" W) with a North boundary line of the said 3.000 acre tract, at 47.33 feet (called 47.68 feet) a Northwest corner of the said 3.000 acre tract and the Northeast corner of the aforesaid 0.446 acre tract, ½ " rod found for corner;

(2) N 63° 59' 58" W (called S 63° 59' 58" E) with the North boundary line of the said 0.446 acre tract, at 159.33 feet (called 159.31 feet) the point and place of beginning and containing 0.153 acre of land, more or less.

Basis of Bearings:

The North boundary line of that certain 0.446 acre tract described in a substitute trustee's deed from Glinda Coie, substitute trustee to Green Tree Servicing LLC dated April 5, 2005 and recorded in Volume 2164 on Page 113 of the Real Property Records of Angelina County, Texas (deed call- N 63 ° 59' 58" E 159 31 feet - found ½ " rods 159.33 feet apart)

7. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Freedom Mortgage Corporation as Mortgage Servicer, is representing the current mortgagee, whose address is:

**11988 Exit 5 Pkwy
Bldg 4
Fishers, Indiana 46037**

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Auction.com, LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.

9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, or the Mortgagee's attorney.

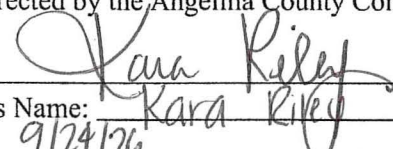
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: 9/18/2026


Jennifer Hooper

Certificate of Posting

I am Kara Riley whose address is 12215 CR 2129 D Henderson Tx. I
declare under penalty of perjury that on 9/24/26 I filed this Notice of
[Substitute] Trustees Sale at the office of the Angelina County Clerk and caused it to be posted at the
location directed by the Angelina County Commissioners Court.


Declarant's Name: Kara Riley
Date: 9/24/26