

SECOND AMENDED NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 10:05 O'CLOCK
OCT 08 2025
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By MCS

Date: October 6, 2025
Substitute Trustee: Jeff S. Chance
Mortgagee: Commercial Bank of Texas, N.A.
Note: Dated January 2, 2024 in the original principal amount of \$151,300.00

Deed of Trust

Date: January 2, 2024
Grantor: Steven Gregory Simmons, Jr.
Mortgagee: Commercial Bank of Texas, N.A.

Recording information: Deed of trust from Steven Gregory Simmons, Jr., recorded in Instrument No. 2024-00441669, 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
(Second Tuesday of month): November 4, 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 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
Second Amended Notice of Substitute Trustee's Sale *Page 1*

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 Second 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.



Jeff S. Chance, Substitute Trustee

EXHIBIT A

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas and being Lot No. Five (5), Block No. Nine (9), C. F. THOMPSON Second Addition Revised, an addition to the City of Lufkin, as the same appears upon the official Map or Plat, which is of record in Cabinet AN, Slide 50-A, Map and Plat Records of Angelina County, Texas, to which reference is hereby made for any and all purposes.