FILED
AT 10:05 O'CLOCK A M

NOV 09 2026

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

NOTICE OF TRUSTEE'S SALE

Date: November 9, 2026

Trustee: Chance Law Firm, PLLC, a Texas professional limited liability company

Mortgagee: Commercial Bank of Texas, N.A.

Note: Dated September 6, 2017 in the original principal amount of $200,000.00

Deed of Trust

Date:	September 6, 2017
Grantor:	Black Spot Tattoo Company, LLC, a Texas limited liability company, successor in interest to Standpipe Village LLC, a Texas limited liability company
Mortgagee:	Commercial Bank of Texas, N.A.
Recording information:	Deed of trust recorded in Instrument No. 2017-00356590, Official Public Records of Angelina County, Texas (assumed by Black Spot Tattoo Company, LLC, a Texas limited liability company pursuant to that certain Assumption Agreement dated May 21, 2021 by and between Standpipe Village, LLC, a Texas limited liability company, as transferor, and Black Spot Tattoo Company, LLC, a Texas limited liability company, as assuming party, recorded in Instrument No. 2021-00407558).
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): December 1, 2026

Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: Angelina County Courthouse Annex Building, 211 East Shepherd Avenue, Lufkin, Angelina County, Texas in the hallway outside of the Commissioners' Courtroom adjacent to the atrium, or as designated by the County Commissioners Court.

Mortgagee has instructed Trustee to offer the Property for sale toward satisfaction of the Note.

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.

THIS NOTICE OF TRUSTEE'S SALE SUPERSEDES AND REPLACES THE NOTICE OF TRUSTEE'S SALE DATED SEPTEMBER 11, 2026 AND FILED WITH THE ANGELINA COUNTY CLERK ON SEPTEMBER 11, 2026, WHICH SPECIFIED A DATE OF SALE OF OCTOBER 6, 2026.

CHANCE LAW FIRM, PLLC, a Texas
professional limited liability company

By: _____
Logan Corley, Authorized Attorney

EXHIBIT A

All those certain lots or parcels of land lying and situated in Angelina County, Texas, and being Lots No. Seven (7) and Eight (8) in Block No. Seventy-One (71), City of Lufkin, an addition to Angelina County, as the same appears upon the official map or plat, which is of record in Cabinet B, Slide 44-B, Map and Plat Records of Angelina County, Texas, to which reference is hereby made for any and all purposes.