FILED
AT 2:30 O'CLOCK P M
NOV 09 2026
AMY FISCHER
County Clerk, County Court at Law
Angelina County, Texas
By

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE OF NOTICE:	November 9, 2026
DATE OF SALE:	Tuesday, December 1, 2026
EARLIEST TIME OF SALE:	1:00 p.m. (Central Time). The sale will begin at that time or within three (3) hours thereafter, and in all events no later than 4:00 p.m.
PLACE OF SALE:	Angelina County Courthouse and Annex, 211 East Shepherd Avenue, Lufkin, Texas 75901, at the courthouse area designated by the Angelina County Commissioners Court for foreclosure sales. If the designated area has changed, the sale will take place at the then-lawfully designated area.
MORTGAGEES/ BENEFICIARIES:	Trevelyn Calhoun and Clarence Calhoun
BORROWER/ GRANTOR:	Jeremie Berry, 1207 Glade Street, Lufkin, Texas 75901
ORIGINAL TRUSTEE:	Trevelyn Calhoun
SUBSTITUTE TRUSTEE:	Melannie Salinas, 7236 Crosswater Avenue, Suite 300, Tyler, Texas 75703. Appointment dated February 11, 2026, recorded as Instrument No. 2026-467295, Official Public Records of Angelina County, Texas.

DEED OF TRUST. Deed of Trust dated November 9, 2020, executed by Jeremie Berry as Grantor for the benefit of Trevelyn Calhoun and Clarence Calhoun, recorded November 12, 2020, as Instrument No. 2020-00400529, Official Public Records of Angelina County, Texas (the "Deed of Trust").

NOTE SECURED. Promissory Note dated November 9, 2020, executed by Jeremie Berry and payable to Trevelyn Calhoun and Clarence Calhoun, in the original principal amount of $245,000.00 (the "Note").

RELATED CONVEYANCE. Warranty Deed with Vendor's Lien dated November 9, 2020, recorded as Instrument No. 2020-00400528, Official Public Records of Angelina County, Texas.

PROPERTY ADDRESS. 1207 Glade Street, Lufkin, Texas 75901.

LEGAL DESCRIPTION. Lot No. Seven (7) and Lot No. Eight (8), Block No. Three (3), of the RAINBOW ADDITION, in the City of Lufkin, Angelina County, Texas, as recorded in Cabinet A, Slide 51-B of the Map and Plat Records of Angelina County, Texas (the "Property").

DEFAULT; ACCELERATION; DIRECTION TO SELL. The Mortgagees assert that Grantor has failed to comply with the insurance-documentation obligations in Paragraphs B.1 and C.6 of the Deed of Trust by failing to furnish the requested policies and proof of payment of insurance premiums. The Mortgagees previously demanded such documentation in the Notice of Default and Intent to Accelerate dated May 7, 2026, and assert that the noncompliance continued after the stated cure period. By Notice of Acceleration and Demand for Payment dated November 9, 2026, the Mortgagees elected to accelerate the Note and declared the entire remaining unpaid indebtedness immediately due and payable, subject to applicable law and all payments and credits. Pursuant to Paragraph C.7 of the Deed of Trust, the Mortgagees direct the Substitute Trustee to sell the Property under the power of sale to satisfy the secured indebtedness.

NOTICE OF PUBLIC FORECLOSURE SALE. NOTICE IS HEREBY GIVEN that on Tuesday, December 1, 2026, at the earliest time and place stated above, the Substitute Trustee will offer the Property for sale at public auction to the highest bidder for cash in accordance with the Deed of Trust and Texas Property Code § 51.002. The auction will begin at 1:00 p.m. or within three hours thereafter, but no later than 4:00 p.m. The Mortgagees may bid by credit against the indebtedness secured by the Deed of Trust to the extent permitted by that instrument and applicable law.

TERMS OF SALE. The successful bidder must pay the purchase price without delay upon acceptance of the bid, unless the bidder requests and the Substitute Trustee agrees to a reasonable additional period under Texas Property Code § 51.0075(f). Pursuant to Texas Property Code § 51.009 and the Deed of Trust, the Property will be sold "AS IS," at the purchaser's risk and without express or implied warranties except warranties of title, if any, provided under the Deed of Trust or applicable law. Prospective bidders should independently investigate the Property, its condition, occupancy, and title. The sale will be subject to any valid liens, taxes, restrictions, easements, and other matters having priority over the lien being foreclosed.

ADDITIONAL SALE CONDITIONS. Under Texas Property Code § 51.0075(a), the Substitute Trustee may announce reasonable conditions for conducting the sale before bidding opens.

NOTICE CONCERNING MILITARY DUTY — TEXAS PROPERTY CODE § 51.002(i). 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.

SENDER OF NOTICE AND CONTACT. Melannie Salinas, Substitute Trustee, Hammond Law Firm, PLLC, 7236 Crosswater Avenue, Suite 300, Tyler, Texas 75703; telephone (903) 347-2447; email melannie@hammondlawtx.com.

Melannie Salinas

Melannie Salinas, Substitute Trustee