

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 10:45 O'CLOCK A M

DEC 16 2025

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein.

ANGY J. FISHER
County Clerk, County Court at Law
Angelina County, Texas

By SF

Information regarding the indebtedness and lien that is the subject of this sale:

Note:

Date: December 10, 2020
Maker: Juan Lopez and Maria De Lourdes Caldera Sarmiento
Payee: Jack Shanklin and wife, Mary Shanklin
Original Principal Amount: \$145,000.00

Deed of Trust:

Date: December 10, 2020
Grantor: Juan Lopez and Maria De Lourdes Caldera Sarmiento
Trustee: John W. Shanklin II
Recorded in: Instrument Number 2021-00402857, Official Records of Angelina County, Texas.

Property:

Being 5.61 acres, more or less, out of the J. L. Quinalty Survey, Abstract No. 40, Angelina County, Texas, more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes.

Present Owner of Note and Beneficiary under Deed of Trust:

Jack Shanklin and wife, Mary Shanklin

Information regarding the public sale to be held:

Substitute Trustee (collectively): Sheryl LaMont, Harriett Fletcher, Donna Caddenhead, David Garvin, Heather Golden, Jabria Foy, Kara Riley, and Debbie Atkins; 8101 Boat Club Road, Suite 320; Fort Worth, TX 76179

Appointed by written instrument executed on December 15, 2025 by Jack Shanklin and wife, Mary Shanklin, and recorded or to be recorded in the appropriate Official Public Records of Angelina County, Texas.

Date of Sale: January 6, 2026, being the first Tuesday in said month.

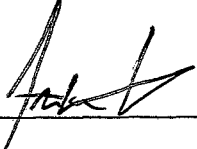
Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Lufkin, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Angelina County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Jack Shanklin and wife, Mary Shanklin appointed Substitute Trustee and has requested Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that on the date and time and at the place set forth hereinabove, any one of the above-named Substitute Trustees will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens or other matters affecting title to the Property. Neither Substitute Trustee nor Jack Shanklin and wife, Mary Shanklin make any representation or warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.


_____, Substitute Trustee

Please return File-Stamped Copy to:

Leena Al-Souki
McCleskey, Harriger, Brazill & Graf, L.L.P.
5010 University, 5th Floor
Lubbock, TX 79413

EXHIBIT "A"

BEING a 5.71 acre tract more or less out of the T. J. Brookshire, Sr. 13.9 acre homestead on the J. L. QUINALTY LEAGUE, situated about two miles east from the City of Lufkin, Texas, and the same 5.71 acre tract being described as follows, to-wit:

BEGINNING at the S.E. corner of a 2.5 acre tract heretofore conveyed by T. J. Brookshire, Sr. to George Freeman, an iron stake for corner on the North side of the Brookshire Pond Road;

THENCE North 20 W with the EBL of said 2.5 acre tract at 684.5 feet to the NE corner of same, an iron stake for corner;

THENCE North 70 E at 359 feet to the N.W. corner of a 4.5 acre tract heretofore conveyed by T.J. Brookshire, Sr., to T.J. Berry a stake for corner;

THENCE South 20 E with the said T.J. Berry's WBL at 684.5 feet to the SW corner on the North side of the Brookshire Pond Road, a stake for corner;

THENCE S 70 W with the North margin of the said Brookshire Pond Road 368 feet to the place of beginning and for better description reference is hereby made to the deed to T.J. Brookshire, Sr., this being the same tract of land conveyed by T.J. Brookshire, Jr. and wife, Elsie Brookshire to W.G. Byington on June 20, 1939 and of record in Book 91, Page 81 of the Deed Records of Angelina County, Texas.

SAVE AND EXCEPT THE FOLLOWING:

BEING 0.100 acres (4352.8 square feet) of land, situated in the J.L. QUINALTY SURVEY, A-40, Angelina County, Texas, and being a portion of a 5.71 acre tract, which was conveyed from K. K. Brock, et ux to Johnnie L. Braswell and Clara E. Braswell by an instrument recorded in Volume 106, Page 539, Angelina County Deed Records, said 0.100 acres (4352.8 square feet) of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 1" iron pipe found in the east boundary line of the above mentioned 5.71 acre tract, same being the northwest corner of a tract which was conveyed from Joyce Powell, et vir to James D. Braden, et ux by an instrument recorded in Volume 164, Page 380, Deed Records of Angelina County, Texas;

THENCE S 21 deg. 04' 13" E, along the common boundary line between said 5.71 acre tract and said Braden tract, a distance of 269.12 feet to a 1/2" iron rod set at the point of intersection with the proposed north right-of-way (ROW) line of Paul Avenue and the PLACE OF BEGINNING of the herein described tract;

THENCE continuing along said common line, S 21 deg. 04' 13" E, a distance of 15.76 feet to a 1/2" iron rod set at the point of intersection with the existing north ROW line of said Paul Avenue, same being the southeast corner of said 5.71 acre tract;

THENCE S 69 deg. 41' 21" W along said existing ROW line, a distance of 308.25 feet, to a 1/2" iron rod set at the southeast corner of a 0.0176 acre tract which was conveyed from J. L. Braswell, et ux to the City of Lufkin by an instrument recorded in Volume 625, Page 828, Deed Records of Angelina County, Texas;

THENCE N 20 deg. 15' 58" W along the East boundary line of said 0.0176 acre tract, a distance of 13.00 feet to a 1/2" iron rod set at the northeast corner of same said 0.0176 acre tract, same also being on the proposed north ROW line of Paul Avenue;

THENCE N 69 deg. 44' 02" E along said proposed ROW line, a distance of 179.90 feet to a 1/2" iron rod set at an angle point;

THENCE N 20 deg. 15' 58" W continuing along said proposed ROW line a distance of 2.99 feet to a 1/2" iron rod set at an angle point;

THENCE N 69 deg. 44' 02" E continuing along said proposed ROW line, a distance of 128.13 feet to the PLACE OF BEGINNING and containing 0.100 (4352.8 square feet) of land.