

FILED
AT 1:28 O'CLOCK P M

OCT 09 2026

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

Notice of Substitute Trustee's Sale

Date: October 8, 2026

Substitute Trustee: Krystal Riley, 1616 South Chestnut, Lufkin, Texas 75901

Lender: Estate of Thomas Dewey Parker, Deceased, by and through Connie Parker, Independent Executor

Note: Original principal sum of \$180,000.00 dated March 4, 2016, executed by Edgar Abshire and Lori Abshire to Thomas D. Parker and Pam Parker

Deed of Trust

Date: March 4, 2016

Grantor: Edgar Abshire and Lori Abshire

Lender: Thomas D. Parker and Pam Parker

Information:

That certain Deed of Trust dated March 4, 2016, executed by Edgar Abshire and Lori Abshire to Jerry N. Whiteker, Trustee for Thomas D. Parker and Pam Parker, recorded as Document Number 2016-00337454, Official Public Records of Angelina County, Texas.

Property:

TRACT ONE:

All that certain piece, parcel or tract of land lying and being situated in Angelina County, Texas and being four (4) acres of land, more or less, out of the J.A. Bonton League, said four (4) acres being more particularly described by Exhibit "A" attached hereto.

TRACT TWO:

All that certain parcel or tract of land lying and being situated in Angelina County, Texas, and being four (4) acres of land, more or less, out of the J.A. Bonton League, said four (4) acres being more particularly described by Exhibit "A" attached hereto.

Together with any and all improvements located thereon, specifically a dwelling house and a Galaxy 16x60 mobile home; Serial No. AH01975552.

County: Angelina County, Texas

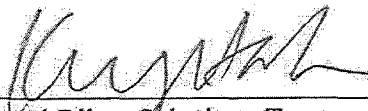
Date of Sale (first Tuesday of month): November 3, 2026

Time of Sale: 1:00 PM, or within three hours thereafter.

Place of Sale: The Angelina County Courthouse and Annex located at 211 E. Shepherd Avenue, Lufkin, Texas 75901; the front steps of the entrance to the Angelina County Commissioner's Court and Annex as the alternate place whenever the sale falls on a date when the Commissioner's Court and Annex is closed or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Jerry N. Whiteker is the Trustee under the Deed of Trust. Lender has appointed Krystal Riley as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee(s) to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee(s) 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.



Krystal Riley, Substitute Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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.

EXHIBIT "A"

TRACT I:

All that certain piece, parcel or tract of land lying and being situated in Angelina County, Texas and being for(4) acres of land, more or less, out of the J.A. Bonton League, and being a portion of that certain 220 acre tract of land that was conveyed by Nancy Jane Anderson to Maxwell Wortham, by deed dated January 10, 1945, and recorded in Vol. 110, Page 144, Deed Records, Angelina County, Texas, said four (4) acres being described by metes and bounds as follows, to-wit:

BEGINNING at the most Northern Northwest corner of the aforesaid 220 acre tract, a pine knot for corner;

THENCE S 20 E with the WBL and wire fence at 376 ft. to a 1" iron pipe set in ground for corner;

THENCE N 70 E 460 ft. to an iron pipe set in ground for corner in the W margin of public road;

THENCE N 20 W with the West margin of said public road, at 376 ft. to a stake for corner;

THENCE S 70 W with a NBL of said tract, at 460 Ft. to the place of beginning, containing four (4) acres of land, more or less;

TRACT II:

All that certain parcel or tract of land lying and being situated in Angelina County, Texas, and being four (4) acres of land, more or less, out of the J.A. Bonton League, and being a portion of that certain 220 acre tract of land that was conveyed by Nancy Jane Anderson to Maxwell Wortham by deed dated January 10, 1945, recorded in Vol. 110, Page 144, Deed Records of Angelina County, Texas, said four acres being described by metes and bounds as follows, to-wit:

BEGINNING at a point 376 ft. S 20 E from the most Northern NW corner of the aforesaid 220 acre tract, a 1" iron pipe set in ground for corner;

THENCE S 20 E with the WBL and wire fence, at 376 ft. to a 1" iron pipe set in ground for corner;

THENCE N 70 E at 460 ft. to a stk. for cor. In the West margin of public road;

THENCE N 20 W with the West margin of said public road, at 376 ft., an iron stk. set in ground for corner;

THENCE S 70 W at 460 ft. to the place of beginning, containing four (4) acres of land more or less.