

NOTICE OF TRUSTEE'S SALE

Date: December 10, 2025
Trustee: Chance Law Firm, PLLC, a Texas professional limited liability company
Mortgagee: Commercial Bank of Texas, N.A.
Note: Dated November 21, 2019 in the original principal amount of \$162,351.21
Deed of Trust

Date: November 21, 2019

Grantor: Tammie Weaver Barbee

Mortgagee: Texas Bank and Trust Company (subsequently assigned to Commercial Bank of Texas, N.A.)

FILED FOR RECORD
December 12 2025
AT *2:45* O'CLOCK *P* *1st Posted*
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY *Rhonda King*
DEPUTY

Recording information: Deed of trust from Tammie Weaver Barbee, recorded in Instrument No. 66694, Volume 399, Page 213, Official Public Records of San Augustine County, Texas.

Property: The real property located in San Augustine County, Texas described in the attached Exhibit A.

County: San Augustine County, Texas

Date of Sale
(first Tuesday of month): January 6, 2026

Time of Sale: Between the hours of 1:00 p.m. and 4:00 p.m.

Place of Sale: Stripling Pavilion on the courthouse square in San Augustine, Texas or as designated by the County Commissioners of San Augustine County, Texas.

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.

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

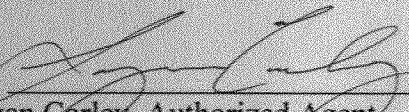
By: 
Logan Corley, Authorized Agent

EXHIBIT A

TRACT ONE: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, MORE OR LESS, A PART OF THE E. QUIRK GRANT SURVEY, A-35, SAN AUGUSTINE COUNTY AND BEING A PORTION OF LOT 113, BLOCK 12 IN THE CITY OF SAN AUGUSTINE, SAN AUGUSTINE COUNTY, TEXAS; AND BEING THE LAND DESCRIBED AS TRACT ONE IN DEED FROM JOHN CLARK FISHER AND WIFE, JAN C. FISHER, TO JOHNNY D. SHOFNER, JR. AND WIFE, TAMMY BARBEE, DATED JULY 9, 2015, RECORDED IN VOL. 319, PAGE 383, REAL PROPERTY RECORDS, SAN AUGUSTINE COUNTY, TEXAS AND IN SPECIAL WARRANTY DEED FROM JOHNNY D. SHOFNER, JR. TO TAMMY BARBEE, DATED SEPTEMBER 23, 2019, RECORDED IN VOL. 396, PAGE 221, REAL PROPERTY RECORDS, SAN AUGUSTINE COUNTY, TEXAS; AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT

BEGINNING AT A POINT OF THE SOUTH BOUNDARY LINE OF SAID LOT NO. 113, IN BLOCK NO. 12 THAT STANDS W. 23 FT. AND 9 IN. FROM THE S.E.C. OF SAID LOT NO. 113, SAID POINT BEING IN THE CENTER OF THE DIVISION WALL OR BETWEEN TWO CERTAIN BRICK STORES NOW STANDING ON THE SAID LOT NO. 113, IN BLOCK NO. 12, AS PER THE MAP AND PLAT OF THE CITY OF SAN AUGUSTINE;

THENCE N. 82 FT. TO A CORNER STAKE;

THENCE E. 23 FT AND 9 IN. TO HARRISON STREET;

THENCE N. WITH HARRISON STREET TO THE N.E.C. OF SAID LOT NO. 113 IN BLOCK NO. 12; THENCE WEST WITH THE N. BOUNDARY LINE OF SAID LOT NO. 113, 53-1/3 FT.;

THENCE SOUTH TO COLUMBIA STREET; THENCE EAST TO THE PLACE OF BEGINNING.

TRACT TWO: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, MORE OR LESS, A PART OF THE E. QUIRK GRANT SURVEY, A-35, SAN AUGUSTINE COUNTY AND BEING 1/3 OF LOT 113, BLOCK 12 IN THE CITY OF SAN AUGUSTINE, SAN AUGUSTINE COUNTY, TEXAS; AND BEING THE LAND DESCRIBED AS TRACT TWO IN DEED FROM JOHN CLARK FISHER AND WIFE, JAN C. FISHER, TO JOHNNY D. SHOFNER, JR. AND WIFE, TAMMY BARBEE, DATED JULY 9, 2015, RECORDED IN VOL. 319, PAGE 383, REAL PROPERTY RECORDS, SAN AUGUSTINE COUNTY, TEXAS; AND IN SPECIAL WARRANTY DEED FROM JOHNNY D. SHOFNER, JR. TO TAMMY BARBEE, DATED SEPTEMBER 23, 2019, RECORDED IN VOL. 396, PAGE 221, REAL PROPERTY RECORDS, SAN AUGUSTINE COUNTY, TEXAS; AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE S.W.C. OF SAID LOT;

THENCE EAST 26-2/3 FEET TO S.W.C. OF LOT BOUGHT BY H. D. CLARK FROM ESTATE OF JENNIE B. HOLMES;

THENCE NORTH WITH W. LINE OF CLARK LOT ABOUT 160 FT. N. BOUNDARY LINE OF SAID LOT;

THENCE WEST TO THE N.W.C. OF SAID LOT;

THENCE SOUTH WITH THE W. LINE OF SAID LOT TO THE BEGINNING POINT OF SAID LOT