

FILED FOR RECORD
AT 1:13 O'CLOCK P.M.

NOTICE OF TRUSTEE'S SALE

Date: April 9, 2026
Trustee: Chance Law Firm, PLLC
Mortgagee: George M. Bragg, Jr. and Shirley I. Bragg
Note: Dated December 30, 2024 in the original principal amount of \$150,000.00

APR 09 2026
Jamie Clark
Clerk, County Court, Sabine County
By Salima Warner DEPUTY

Deed of Trust and Security Agreement

Date: December 30, 2024
Grantor: Nathaniel J. Raggette, Trustee of the Reno Family Living Trust Dated August 26, 2010
Mortgagee: George M. Bragg, Jr. and Shirley I. Bragg

Recording information: Deed of Trust and Security Agreement from Nathaniel J. Raggette, Trustee of the Reno Family Living Trust Dated August 26, 2010, recorded in Instrument No. 25000019, Volume 520, Page 95 of the Official Public Records of Sabine County, Texas.

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

County: Sabine County, Texas

Date of Sale
(first Tuesday of month): May 5, 2026

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

Place of Sale: On the steps of the north entrance of the Sabine County Courthouse, 201 Main Street, Hemphill, Texas 75948, or at the location designated for such sales by the County Commissioner's 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.

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

By: 

Logan Corley, Authorized Agent

EXHIBIT A

The following described land and other property situated in the County of Sabine, State of Texas, to-wit:

All that certain lot, tract, or parcel of land, being a 2.8095 acre tract and being designated as TRACT #4 in a division of 11.238 acres of land in the J.A. Burditt Survey, A-65, Sabine County, Texas, which said 11.238 acres is the remaining portion of a 35.00 acre tract described in a Deed from Manda Morton, et al to George U. Bragg, et ux recorded in Volume 63, Page 333, of the Deed Records of Sabine County, Texas. Said 11.238 acre tract is located north of and adjoins the North right of way line of F.M. Highway #276 about 4.0 miles east along said highway from State Highway #87, and being about 13.5 miles North Northeast of the town of Hemphill, Texas, which said 2.8095 acres (TRACT #4) is fully described as follows:

Beginning at a 3/4" iron pipe found in the take line of Toledo Bend Reservoir for take point #50 for the northwest corner of this tract and for the northeast corner of a 2.85 acre tract recorded in Volume 199, Page 713 of said deed records.

Thence N 89 degrees 04' 54" E 135.99' to a 3/4" iron pipe found for take point #49 from which a 20" pine found marked "X" brs. S 52 degrees E 3.3'

Thence S 82 degrees 09' 03" E 11.38' to a 4" round concrete monument with brass cap found in said take line and in the east boundary line of said J.A. Burditt Survey, A-65, and in the west boundary line of the M.W. Loving Survey, A-152, for the northeast corner of this tract and said 11.238 acre tract and for the northwest corner of Glenn Sanders 23.00 acre tract recorded in Volume 137, Page 342 of said deed records

Thence S 10 degrees 02' 01" W 825.09' to a 1/2" iron rod set in the north right of way line of F.M. Highway #276 and in said east boundary line and in said west boundary line for the southeast corner of this tract and said 11.238 acre tract and for the southwest corner of said 23.00 acre tract from which a 5/8" iron rod found brs. N 10 degrees 02' 01" E 12.83' and witnessed by a 16" dead sweet gum found marked "X" brs. S 45 degrees E 12.25' and a 23" red oak found marked "X" brs. S 08 degrees E 17.3'

Thence along a curve to the left with an arc distance of 160.32', a radius of 1476.19' and a chord bearing and distance of N 52 degrees 18' 13" W 160.24' to a 1/2" iron rod set in said north right of way line for the

most southwest corner of this tract and the southeast corner of said Tract #3

Thence N 21 degrees 40' 46" E 236.57' to a 1/2" iron rod set for corner

Thence N 71 degrees 42' 12" W 121.00' to a 3/4" iron pipe found in the middle of a pasture for the southwest corner of this tract and for the most south corner of said 2.85 acre tract

Thence N 18 degrees 17' 48" E 480.32' to the point of beginning containing 2.8095 acres of land, more or less.