

**NOTICE OF TRUSTEE'S SALE**

APR 09 2026

Jamie Clark  
Clerk, County Court, Sabine County  
By *[Signature]* DEPUTY

Date: April 9, 2026  
Trustee: Chance Law Firm, PLLC  
Mortgagee: Roger Tom Shoemaker, Sr. and Eva D. Bragg Shoemaker  
Note: Dated February 21, 2025 in the original principal amount of \$140,000.00

Deed of Trust and Security Agreement

Date: February 21, 2025  
Grantor: Nathaniel J. Raggette, Trustee of the Reno Family Living Trust Dated August 26, 2010  
Mortgagee: Roger Tom Shoemaker, Sr. and Eva D. Bragg Shoemaker

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. 25000368, Volume 521, Page 1140, 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: Sabine County Courthouse on the doorsteps of the north entrance at 201 Main Street, Hemphill, Texas 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

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:

**BEGINNING:** At a 1/2" iron rod set in the take line of Toledo Bend Reservoir and in the north boundary line of said 11.238 acre tract or the northwest corner of this tract and the northeast corner of Tract #2.

**THENCE:** S 87° 28' 50" E 127.52' to a 1/2" iron rod found in said take line for take point #52.

**THENCE:** N 87° 47' 33" E 47.49' to a 3/4" iron rod found in said take line for the northeast corner of this tract, the north northeast corner of said 11.238 acre tract and the northwest corner of a 2.85 acre tract recorded in Volume 199, Page 713 of said deed records.

**THENCE:** S 18° 32' 54" W 285.57" to a 5/8" iron rod found for a east boundary line angle corner of this tract and for the most east corner of said 2.85 acre tract

**THENCE:** S 36° 49' 13" E 354.36' to a 3/4" iron pipe found in the middle of a pasture for the most south corner of said 2.85 acre tract and the southwest corner of Tract #4

**THENCE:** S 71° 42' 12" E 121.00' to a 1/2" iron rod set for the most east corner of this tract and for a west boundary line angle corner of said Tract #4

**THENCE:** S 21° 40' 46" E 236.57' to a 1/2" iron rod set in the north right of way line of F.M. Highway #276 for the southeast corner of this tract and for the southwest corner of said Tract #4

**THENCE:** Along a curve to the left with an arc distance of 134.52', a radius of 1476.19' and a chord bearing and distance of N 58° 01' 32" W 134.47' to a 1/2" iron rod set in said north right of way line for the southwest corner of this tract and for the southwest corner of said Tract#2

**THENCE:** N 26°36'39" W 497.82' to a 1/2" iron rod set for the west boundary line angle corner of this tract and for a east boundary line angle corner of said Tract #2

**THENCE:** N 02° 31' 10" E 300.00' to the point of beginning containing 2.8095 acres of land, more or less.

SAVE & EXCEPT

BEING all that certain tract or parcel of land lying and situated in Sabine County, Texas, out of the J. A. BURDITT SURVEY, ABSTRACT NO. 65 and being a part or portion of that certain called 2.8095 acre tract- Tract # 3 conveyed to Roger Tom Shoemaker, Sr. in the document recorded in Volume 198 on Page 603 of the Official Public Records of Sabine County, Texas, to which reference is hereby made for all purposes and to- being more particularly described by metes-and. bounds as follows, wit:

BEGINNING at a 5/8" iron pin (beside a bent 3/4" iron pipe) found for the recognized 5th corner (angle corner), at the end of a wire fence, of the aforesaid referred to Shoemaker 2.8095 acre tract and the recognized 7th corner of a called 2.8095 acre tract-Tract # 4 conveyed to George M. Bragg, Jr. in the document recorded in Volume 126 on Page 161 and the recognized Southwest corner of a called 1.826 acre tract conveyed to Sleepy Land Development, LLC in the document recorded in Volume 403 on Page 9, both of the said Official Public Records;

THENCE, along the recognized common boundary lines of the said Shoemaker 2.8095 acre tract and the said Bragg 2.8095 acre tract the following two (2) courses:

1) S 71° 42' 12" E at 120.91 feet (called S 71° 42' 12" E 121.00 feet) a 1/2" iron pin found, at the east base of a 4" live oak, for the recognized 6th corner of the said Shoemaker 2.8095 acre tract and the recognized 6th (interior) corner of the said Bragg 2.8095 acre tract;

2) S 16° 52' 45" W at 237.22 feet (called S 21° 40' 46" E 236.57 feet) a 1/2" iron pin found, at the east base of a 5" ornamental tree, on the curving North Right-of-Way line of FM 276, for the recognized 7th corner of the said Shoemaker 2.8095 acre tract and the recognized 5th corner of the said Bragg 2.8095 acre tract, from which a iron pin found for the recognized 4th corner of the said Bragg 2.8095 acre tract bears (chord bearing & distance) S 52° 38' 21" E 159.86 feet (called N 52° 18' 13" W 160.24 feet);

THENCE, along the 7th boundary line of the said Shoemaker 2.8095 acre tract and along the said curving North ROW line, 134.89 feet along a 03° 52' 53" curve to the left, having a radius of 1476.19 feet, a central angle of 05° 14' 08" and a long chord bearing of N 58° 01' 11" W a distance of 134.85 feet (called arc distance of 134.52 feet, radius of 1476.19 feet and chord bearing N 58° 01' 32" W 134.47 feet), a 1/2" iron pin found with cap (RPLS #5148) for the recognized 8th corner of the said Shoemaker 2.8095 acre tract and the 4th corner of a called 2.8095 acre tract-Tract # 2 conveyed to Helen Marie Bragg Hanzel in the document recorded in Volume 126 on Page 166 of the said Official Public Records, from which a 1/2" iron pin found for the 9th corner of the said Shoemaker 2.8095 acre tract and the 3rd (interior) corner of the said Hanzel 2.8095 acre tract bears N 28° 24' 14" W 510.87 feet (called N 26° 36' 39" W 497.82 feet);

THENCE, across the said Shoemaker 2.8095 acre tract, N 19° 28' 50" E at 205.29 feet the POINT AND PLACE OF BEGINNING and containing 0.636 acre of land, more or less.