

COMMERCIAL BANK OF TEXAS, N.A. (TXO)
HANDLEY, JOHN
905 PIERCE STREET, LUFKIN, TX 75904

CONVENTIONAL
Firm File Number: 26-043982

FILED
AT 1008 O'CLOCK AM

APR 30 2026

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

By

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 4, 2022, JOHN HANDLEY, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to RAYMOND H. RUST, III, as Trustee, the Real Estate hereinafter described, to COMMERCIAL BANK OF TEXAS, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 2022-00416292, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, June 2, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in ANGELINA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Angelina, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 3, BLOCK 4, OF THE WOOD ADDITION, A SUBDIVISION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 45-B & 46-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

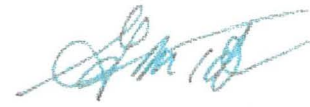
Property Address: 905 PIERCE STREET
LUFKIN, TX 75904
Mortgage Servicer: COMMERCIAL BANK OF TEXAS, N.A.
Mortgagee: COMMERCIAL BANK OF TEXAS
215 EAST MAIN ST.
NACOGDOCHES, TX 75061

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE
Auction.com LLC
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day April 23, 2026.

By: 
Grant Tabor
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13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

rejas

Facsimile No: (847) 879-4823
Attorneys for Commercial Bank of Texas

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 military service to the sender of this notice immediately.