

FILED
AT 3:29 O'CLOCK P M

AUG 11 2026

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

By

00000010777878

406 SAM HAWKINS ROAD
HUNTINGTON, TX 75949

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: September 01, 2026

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: ANGELINA COUNTY COMMISSIONERS COURTROOM & ANNEX AT 211 EAST SHEPHERD AVENUE, LUFKIN, TX 75901; & THE FRONT STEPS OF THE ENTRANCE TO SAID COURT AND ANNEX IF THE COMMISSIONER'S COURT AND ANNEX IS CLOSED or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 22, 2024 and recorded in Document INSTRUMENT NO. 2024-444270 real property records of ANGELINA County, Texas, with ALLEN SOAPE AND JOY SOAPE, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALLEN SOAPE AND JOY SOAPE, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$164,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BARCLAYS BANK PLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. SERVICEMAC LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SERVICEMAC LLC
9726 OLD BAILES RD., SUITE 200
FORT MILL, SC 29707-7882



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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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Certificate of Posting

My name is Yasmir Diaz, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8/11/14 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

Declarant's Name:

Date:

Y Diaz
Yasmir Diaz
8/11/14

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE DANIEL MCGRAW SURVEY, ABSTRACT NO. 448, AND BEING ALL OF THAT CERTAIN 36.69 ACRE TRACT-EXHIBIT "A" DESCRIBED IN A DEED CONVEYED FROM HULON WALKER, ET AL TO ALLEN SOAPE, ET AL DATED APRIL 22, 2022 AND RECORDED IN DOCUMENT # 2022-00420644 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A CONCRETE MONUMENT FOUND, AT FENCE CORNER POST, ON A RECOGNIZED SOUTH RIGHT-OF-WAY LINE OF SAM HAWKINS ROAD (NOT KNOWN IF DEDICATED), FOR THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 36.69 ACRE TRACT AND THE RECOGNIZED NORTHWEST CORNER OF THE RESIDUE TRACT OF THAT CERTAIN 45 ACRE TRACT (45 ACRES LESS 0.9443 ACRE) DESCRIBED IN A DEED CONVEYED FROM PAUL CLARK TO ROBIN BRASHEAR DATED NOVEMBER 4, 2004 AND RECORDED IN VOLUME 2115 ON PAGE 186 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, FROM WHICH A TELEPHONE JUNCTION BOX BEARS N 31° 40' E AT 1.6 FEET AND A POWER POLE BEARS S13°45' W AT 22.6 FEET;

THENCE, ALONG THE EAST BOUNDARY LINE OF THE SAID 36.69 ACRE TRACT AND ALONG THE RECOGNIZED WEST BOUNDARY LINE OF THE SAID RESIDUE TRACT OF THE SAID 45 ACRE TRACT, S 00° 33' 25" W AT 1486.55 FEET A 1/2" IRON PIPE FOUND, ON THE NORTHEAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 69 (ACCESS DENIAL LINE), FOR THE SOUTHEAST CORNER OF THE SAID 36.69 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 2,573 ACRE TRACT-PARCEL NO. 76 DESCRIBED IN A DEED CONVEYED FROM ELVIS F. LABUFF, ET UX TO STATE OF TEXAS DATED JUNE 25, 2007 AND RECORDED IN DOCUMENT # 2008-00240516 AND THE NORTHWEST CORNER OF THAT CERTAIN 0.9443 ACRE TRACT-PARCEL NO. 77 DESCRIBED IN A DEED CONVEYED FROM ROBIN BRASHEAR TO STATE OF TEXAS DATED AUGUST 20, 2014 AND RECORDED IN DOCUMENT # 2014-00321030, BOTH OF THE SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 5/8" IRONROD W/ ALUMINUM TXDOT DISC FOUND FOR REFERENCE, BEARS N 57°47' 29" W AT 0.39 FEET AND A FENCE CORNER POST BEARS N 32°16' W AT 3.0 FEET;

THENCE, ALONG THE SOUTHWEST BOUNDARY LINE OF THE SAID 36.69 ACRE TRACT AND ALONG THE NORTHEAST BOUNDARY LINE OF THE SAID 2,573 ACRE TRACT AND ALONG THE NORTHEAST ROW LINE OF US 69 (ACCESS DENIAL LINE), N57° 47'29" W AT 951.07 FEET PASS ON LINE A 5/8" IRON ROD W/ ALUMINUM TXDOT DISC FOUND (END ACCESS DENIAL), AT 1001.08 FEET PASS ON LINE A 5/8" IRON ROD W/ ALUMINUM TXDOT DISC FOUND (BEGIN ACCESS DENIAL), AT A TOTAL DISTANCE OF 1889.06 FEET A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID 36.69 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID 2,573 ACRE TRACT, ON THE EAST BOUNDARY LINE OF THAT CERTAIN 0.620 ACRE TRACT-PARCEL NO. 75 DESCRIBED IN A DEED CONVEYED FROM TOM COLLINS, ET AL, TRUSTEES OF THE OZIAS MISSIONARY BAPTIST CHURCH TO STATE OF TEXAS DATED SEPTEMBER 11, 2007 AND RECORDED IN DOCUMENT # 2008-00240527 OF THE SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 5/8" IRON ROD W/ ALUMINUM TXDOT DISC FOUND FOR REFERENCE BEARS N 57° 47' 29" W AT 0.94 FEET AND A FENCE CORNER POST BEATS N 31°54' E AT 1.6 FEET;

THENCE, ALONG THE MOST SOUTHERLY WEST BOUNDARY LINE OF THE SAID 36.69 ACRE TRACT, IN PART ALONG THE RECOGNIZED EAST BOUNDARY LINE OF THE SAID 0.620 ACRE TRACT (ACCESS DENIAL LINE) AND IN PART ALONG THE EAST BOUNDARY LINE OF THE RESIDUE TRACT OF THAT CERTAIN 4.056 ACRE TRACT-EXHIBIT "A" (4.056 ACRE LESS 0.620 ACRE) DESCRIBED IN A DEED CONVEYED FROM HAROLD M. STUART TO OZIAS MISSIONARY BAPTIST CHURCH OF HUNTINGTON DATED SEPTEMBER 17, 1996 AND RECORDED IN VOLUME 1076 ON PAGE 58 OF THE SAID REAL PROPERTY RECORDS, N 00°08'21" E, AT 112.54 FEET PASS ON LINE A 5/8" IRON ROD W/ ALUMINUM TXDOT DISC FOUND FOR THE NORTHEAST CORNER OF THE SAID 0.620 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID RESIDUE TRACT OF THE SAID 4.056 ACRE TRACT (END OF ACCESS DENIAL LINE), AT A TOTAL DISTANCE OF 124.43 FEET A CONCRETE MONUMENT FOUND FOR AN ANGLE CORNER OF THE SAID 36.69 ACRE TRACT, ON THE RECOGNIZED EAST ROW OF OZIAS ROAD (NOT KNOWN IF DEDICATE) FROM WHICH A FENCE ANGLE POST BEARS S 00° 52' W AT 11.0 FEET;

THENCE, ALONG THE MOST NORTHERLY WEST BOUNDARY LINES OF THE SAID 36.69 ACRE TRACT AND IN PART ALONG THE RECOGNIZED EAST ROW LINES OF THE SAID OZIAS ROAD, THE FOLLOWING THREE COURSES:

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- 1) N10° 43'08" E AT 162.90 FEET A CONCRETE MONUMENT FOUND FOR AND ANGLE CORNER;
- 2) N04°19'30"E AT 131.98 FEET A CONCRETE MONUMENT FOUND FOR AN ANGLE CORNER)
- 3) N01° 07' 09" W AT 185.55 FEET A CONCRETE MONUMENT FOUND (LEANING) FOR THE NORTHWEST CORNER OF THE SAID 36.69 ACRE TRACT, AT THE INTERSECTION OF THE SAID RECOGNIZED EAST ROW OF OZIAS ROAD AND THE RECOGNIZED SOUTH ROW OF THE SAID SAM HAWKINS ROAD, FROM WHICH A 6" FENCE CORNER POST BEARS S 89° 30' E AT 20.4 FEET AND A TELEPHONE JUNCTION BOX BEARS S 07° 09' E AT 52.7 FEET;

THENCE, ALONG THE NORTH BOUNDARY LINES OF THE SAID 36.69 ACRE TRACT AND IN PART ALONG THE RECOGNIZED SOUTH ROW LINES OF THE SAID SAM HAWKINS ROAD, THE FOLLOWING TWO COURSES:

- 1) S 77°04'22" E AT 602.04 FEET A POINT FOR CORNER, FROM WHICH A FENCE ANGLE POST BEARS N 01° 09' 28" W AT 4.5 FEET AND A GUY POLE BEARS N 75° 04' E AT 55.3 FEET;
- 2) N 89° 15' 56" E AT 989.19 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 6.68 ACRES OF LAND, MORE OR LESS