

FILED
AT 1138 'CLOCK AM

OCT 13 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Note:

Date: April 23, 2025
Borrower(s): Grace Point Lufkin
Payee: Stearns Bank National Association
Original Principal Amount: \$253,200.00

Deed of Trust:

Date: April 23, 2025
Grantor(s): Grace Point Lufkin
Trustee: Agold Services, Inc. d/b/a Protittle USA
Recorded in: Document Number 2025-00457288, Official Public Records, Angelina County, Texas

Property:

See Exhibit "A" attached hereto.

Present Owner of Promissory Note(s) and Beneficiary under Deed of Trust:

SB-CSB 1, LLC, an Arizona limited liability company, as assignee of Stearns Bank National Association, a national bank association

Information regarding the public sale to be held:

Substitute
Trustees:

Matthew D. Giadrosich, Jeffrey V. Leaverton, John T. Easter,
Spencer Crichton, Ian Wallace, Catherine Geddie, Donna Caddenhead,
Heather Golden, Jabria Foy, Kara Riley, and David Garvin
C/O PADFIELD & STOUT, LLP
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102

Appointed by written instrument dated October 12, 2026 and recorded or to be recorded in the Official Public Records of Angelina County, Texas.

Date of Sale: November 3, 2026, being the first Tuesday in said month.

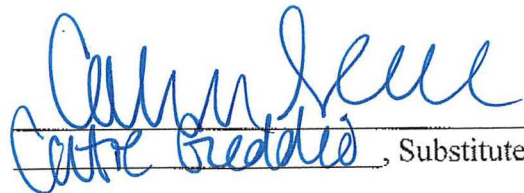
Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Lufkin, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Angelina County Courthouse Annex, at the following location: Angelina County Courthouse Annex located at 211 East Shepherd Ave., Lufkin Texas, or as designated by the County Commissioners Court.

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, SB-CSB 1, LLC, an Arizona limited liability company, as assignee of Stearns Bank National Association, a national bank association appointed Substitute Trustees and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustees nor SB-CSB 1, LLC, make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.


Catherine Greddis, Substitute Trustee

Please Return File-Stamped Copy to:

Padfield & Stout, LLP
Attn: Matthew D. Giadrosich
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the JOSIAH BRADSHAW SURVEY ABSTRACT NO, 113 and being a part or portion of that certain 19.697 acre tract of land described as TRACT TWO in a deed from Jack Stroud et ux to Giles Lowery, Trustee, dated July 1, 1975, and recorded in Volume 426, page 839 of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the most Northern corner of the aforesaid referred to 19.697 acre tract, an iron pipe found for corner on the SE right of way line of a 50 foot wide Street;

THENCE S 58 deg. 50' 21" E, with the N.E. boundary line of the said 19.697 acre tract, at 262.44 feet an iron pin set for corner;

THENCE S 30 deg. 14' 49" W, at 301.08 feet intersect the curving East or NE right of way line of U.S. Highway No. 69 and the South or S.W. boundary line of the said 19.967 acre tract, an iron pin set for corner;

THENCE Northwesterly on a 1 deg. 57' 37" curve to the left (having a long chord bearing and distance of N 38 deg. 44' 31" W 277.13 feet), with the said Highway right of way line and the South or SW boundary line of the said 19.697 acre tract, at 277.26 feet the West or NW corner of same, an iron pipe found for corner on the SE right of way line of the said 50 foot wide street;

THENCE N 29 deg. 13' 00" E, with the NW boundary line of the said 19.6971 acre tract and with said Street, at 205.93 feet the point and place of beginning, and containing 1.50 acres of land, more or less.