

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

FILED
AT 11:24 O'CLOCK A.M.
JAN 14 2025
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
CO

Deed of Trust

Date: 06/21/2024
Grantor(s): Migdalia Martinez
Mortgagee: Parkplace Boardwalk, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2024-450206
Property County: Angelina County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Angelina** County, Texas, being more particularly described as, **0.59 ACRE, MORE OR LESS, SITUATED IN THE HOUSTON JACOBS SURVEY, ABSTRACT 387, ANGELINA COUNTY, TEXAS, AS DESCRIBED IN DEED DATED SEPTEMBER 14, 2000, FROM GUADALUPE ALVAREZ TO GRACIE SMITHERMAN, IN VOLUME 1302, PAGE 291, OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS.** (more particularly described in the Loan Documents).

Date of Sale: 2/4/2025

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale of Property: THE ANGELINA COUNTY COMMISSIONERS COURTROOM AND ANNEX LOCATED AT 211 EAST SHEPHERD AVENUE, LIFKIN, TX 75901; AND THE FRONT STEPS OF THE ENTRANCE TO THE ANGELINA COUNTY COMMISSIONER'S COURT AND ANNEX AS THE ALTERNATE PLACE WHENEVER THE SALE FALLS ON A DATE WHEN THE COMMISSIONER'S COURT AND ANNEX IS CLOSED.

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

The Mortgagee, whose address is:

Parkplace Boardwalk, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 1/14/2025

 1/14/2025

**Robert LaMont or Sheryl LaMont
or Allan Johnston or Ronnie
Hubbard or Christine Wheelless or
Kevin Key or Jay Jacobs or
Maribel Manrique or Lucia
Cortinas or Michelle Figueroa or
Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or Rinki
Shah or Theresa Phillips or David
Cerdeira or Jose Martinez or Mark
Laffaye or Alexander Lawson or
Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tamiriramushe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**