

**NOTICE OF SUBSTITUTE TRUSTEE'S
FORECLOSURE SALE ON APRIL 1, 2025**

FILED
AT 10:10 O'CLOCK ~~A~~ M

Notice is hereby given of a public nonjudicial foreclosure sale.

FEB 26 2025

Deed of Trust:

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

Date of Deed of Trust:	March 27, 2024
Grantor:	Ashtyn Dwayne Redd and Rebekka Redd
Beneficiary:	Christopher Blaine Jones
Original Trustee:	Christopher Blaine Jones, PO Box 326, Pollock, TX, 75969
Substitute Trustee:	James Dalton Renfro, 4100 South Medford Drive, Suite A, Lufkin, Tx, 75901
Recording Information:	Dated March 27, 2024, and recorded on March 28, 2024, at Document No. 2024-444389, in the Official Records of Angelina County, Texas.
Secures Payment of:	Promissory Note dated March 27, 2024, in the original principal amount of \$45,665.00, executed by Ashtyn Dwayne Redd and Rebekka Redd as Borrower, and by Christopher Blaine Jones as Lender (the "Indebtedness").

Property To Be Sold

Real Property located in Angelina County, Texas, and more particularly described in the following legal description:

Being Lot No's Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27) of Block No. Sixteen (16) of Fort Stanley Creek, a subdivision in Angelina County, Texas as shown on the official map or plat records in Cabinet A, Slide 106-B of the Map and Plat Records of Angelina County Texas.

Substitute Trustee:

James Dalton Renfro

Address: 4100 South Medford Drive, Suite A, Lufkin, Tx, 75901

Phone: 936-212-3970

Email: drenfro@cmzlaw.net

Foreclosure Sale:

Date of Sale:

April 1, 2025

Time:

The sale of the Property will be held at 11:00 a.m. local time at the earliest; or not later than three (3) hours thereafter, and the sale will be completed no later than 4:00 p.m.

Place of Sale:

The Angelina County Commissioners Courtroom and Annex at 211 East Shepherd Avenue, Lufkin, TX, 75901; or the front steps of the entrance to the Angelina County Commissioners Court and Annex on Shepherd street if the courtroom is closed for holidays; or as designated by the County Commissioners Office, or as designated by the County Commissioners Court.

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Christopher Blaine Jones bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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. Any purchaser acquires the Real Property "at purchaser's own risk."

Default has occurred in the payment of the Indebtedness and in the performance of the obligations of the Deed of Trust. Because of that default, Christopher Blaine Jones, the owner and holder of the Note, and the Lender and Beneficiary under the Deed of Trust, has requested the Substitute Trustee to sell the Property.

Formal notice is hereby given of the election to proceed against and sell the real property and in accordance with the rights and remedies under the Deed of Trust.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee.

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.

NOTICE

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.

CERTIFICATE OF POSTING

My Names is James Dalton Renfro, and my address is 4100 South Medford Drive, Suite A, Lufkin, Tx, 75901. I declare under penalty of perjury that on 2-26-25 I filed at the office of the Angelina County Clerk and caused to be posted at the Angelina County Courthouse this notice of sale.

Dalton Renfro

Dalton Renfro
State Bar No. 24144098
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Phone: (936) 212-3970