

25TX577-0026  
1513 WOODBERRY DRIVE, LUFKIN, TX 75904

FILED  
AT 3:50 O'CLOCK P M  
MAR 20 2025

## NOTICE OF FORECLOSURE SALE

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

Property:

The Property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT NO. FORTY-NINE (49) OF THE BROOK HOLLOW ADDITION NO. 9, TO THE CITY OF LUFKIN, TEXAS, THE PLAT OF SAME IS RECORDED IN CABINET A, SLIDE 166-A&B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated May 11, 2020 and recorded on May 12, 2020 as Instrument Number 2020-00393632 in the real property records of ANGELINA County, Texas, which contains a power of sale.

Sale Information:

May 06, 2025, at 1:00 PM, or not later than three hours thereafter, at the Angelina County Commissioners Courtroom and Annex located at 211 East Shepherd Avenue, Lufkin, 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, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by BENJAMIN PAUL MOORE AND RAELEIN MICHELLE MOORE secures the repayment of a Note dated May 11, 2020 in the amount of \$209,715.00. MOVEMENT MORTGAGE, LLC, whose address is c/o Movement Mortgage, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and Movement Mortgage, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

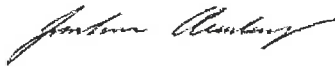
Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

Substitute Trustee(s): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Harriett Fletcher, Sharon St. Pierre, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Marlene Zografos, Paige Bentley, Benjamin Wooten, Gary Wilson, Andrew Mills-Middlebrook, Dustin George

**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.**

**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.**



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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



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Substitute Trustee(s): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Harriett Fletcher, Sharon St. Pierre, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Marlene Zografos, Paige Bentley, Benjamin Wooten, Gary Wilson, Andrew Mills-Middlebrook, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 20th. day of March, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ANGELINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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Sheryl LaMont