

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

FILED  
3:48 O'CLOCK PM  
JUN 11 2024  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By: 

**Date:** December 28, 2023  
**Grantor(s):** Oswaldo Rafael Hernandez  
**Mortgagee:** 417 W. Main Houston, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. 2024-443068  
**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, 0.89 ACRE, MORE OR LESS, SITUATED THE H. H. BROOKSHIRE SURVEY, ABSTRACT 127, CITY OF LUFKIN, ANGELINA COUNTY, TEXAS, AS DESCRIBED IN DEED DATED MAY 20, 1975 FROM B. R. MUNSON AND WIFE, LORA MUNSON TO JOE E. PURVIS AND WIFE, NEVA GARNET PURVIS, FILED OF RECORD IN VOLUME 425, PAGE 96, OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS (more particularly described in the Loan Documents).

**Date of Sale:** JULY 02, 2024

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale of Property:** THE ANGELINA COUNTY COURTHOUSE ANNEX AT 606 EAST LUFKIN AVE, LUFKIN, TX, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM; OR IF THE SALE OCCURS ON A HOLIDAY, SALES ARE TO TAKE PLACE ON THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE.

The Trustee or Substitute Trustee will sell the property by the 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:

417 W. Main Houston, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 11<sup>th</sup> day of June 2024



Robert LaMont or Sheryl LaMont  
or Allan Johnston or Ronnie  
Hubbard or Enrique Loera or  
Susana Garcia or Donna Brammer  
or Katrina Rodriguez or Cesar  
Acosta or Christopher Apodaca or  
Rinki Shah or Theresa Phillips or  
David Cerda 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 Tami 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