


23TX935-0414
130 SEDGEFIELD PL, LUFKIN, TX 75904

FILED
AT 3:44 O'CLOCK P M

AUG 24 2023

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

By 

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT NO. NINETEEN (19), BLOCK NO. ONE (1), QUAIL RIDGE SUBDIVISION, SECTION IV, A SUBDIVISION IN THE CITY OF LUFKIN, ANGELINA COUNTY, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF SAID SUBDIVISION, WHICH IS OF RECORD IN CABINET D, SLIDE 89-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated June 6, 2022 and recorded on June 6, 2022 as Instrument Number 2022-00422426 in the real property records of ANGELINA County, Texas, which contains a power of sale.

Sale Information:

October 03, 2023, at 1:00 PM, or not later than three hours thereafter, at the Angelina County Courthouse Annex, located at 606 E Lufkin Avnue, Lufkin, Texas in the hall outside of the Commissioner's Courtroom adjacent to the atrium, or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections, 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 LEXI PERIMON secures the repayment of a Note dated June 6, 2022 in the amount of \$384,900.00. MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar 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.



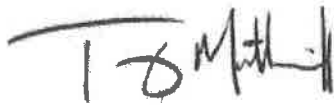
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Substitute Trustee(s): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Harriett Fletcher, Sharon St. Pierre, Dustin George

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.



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



Substitute Trustee(s): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Harriett Fletcher, Sharon St. Pierre, 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 24th day of August, 2023, 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).

Sheryl LaMont, August 24, 2023