

25-381133

FILED
AT 11:09 O'CLOCK A.M.

SEP 10 2026

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: April 28, 2023	Original Mortgagor/Grantor: BRENT W. MACLAREN AND AVERY N. MACLAREN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SOUTHSIDE BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: n/a Page: n/a Instrument No: 2023-00433553	Property County: ANGELINA
Mortgage Servicer: Selene Finance LP	Mortgage Servicer's Address: 3501 Olympus Boulevard Dallas, TX 75019

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$198,550.00, executed by BRENT W. MACLAREN AND AVERY N. MACLAREN and payable to the order of Lender.

Property Address/Mailing Address: 707 CUNNINGHAM DR, LUFKIN, TX 75901

Legal Description of Property to be Sold: BEING THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN THE J.L. QUINALTY SURVEY, A-40, ANGELINA COUNTY, TEXAS AND BEING A PART OR PORTION OF LOT 1 OF THE E. GORDON HORN SUBDIVISION, AN ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF SAID ADDITION, AS RECORDED IN CABINET A, SLIDE 130-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS (MPRACT) AND BEING ALL OF THAT CALLED 0.356 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM MRS. BESAIE SCOTT TO VIRGINIA M. O'QUINN, DATED DECEMBER 8, 1980 AND RECORDED IN VOLUME 512, PAGE 135 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS (RPRACT) AND TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND IN THE SOUTHERLY LINE OF THAT CALLED 15.2 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM C.B. RAGNON TO LUFKIN POST NO. 1836, VETERANS OF FOREIGN WARS OF THE UNITED STATES, LUFKIN, TEXAS (VFW), SAME BEING THE NORTHERLY LINE OF THE REFERENCED GORDON HORN SUBDIVISION OF THE NORTHWEST CORNER OF THE REFERENCED TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CALLED 0.330 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM R.C. TODD AND TRAVIS CARRINGTON TO BILLY C. PARKER AND WIFE, PAT PARKER, DATED JUNE 30, 1976 AND RECORDED IN VOLUME 442, PAGE 152, RPRACT, AND FROM WHICH A CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF THE



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REFERENCED GORDON HORN SUBDIVISION BEARS S71°40'56"W, 499.83 FEET;

THENCE N71°40'56"E (REFERENCED BEARING), ALONG THE COMMON LINE OF THE REFERENCED TRACT AND SAID VFW TRACT, 65.63 FEET TO A 1/2-INCH IRON ROD SET FOR AN ANGLE POINT AND BEING THE SOUTHWEST CORNER OF BLOCK 2, LOT 15 OF THE KESHMERE GARDENS ADDITION, AN ADDITION TO THE CITY OF LUFKIN AS THE SAME APPEARS ON THE OFFICIAL MAP OR PLAT OF SAID ADDITION AS RECORDED IN CABINET A, SLIDE 26-B, MTRACT;

THENCE N69°35'03"E, ALONG THE COMMON LINE OF THE REFERENCED TRACT AND SAID LOT 15, 3 4.33 FEET TO AN 1/2-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE REFERENCED TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CALLED 0.469 ACRE TRACT OF LAND DESCRIBED AS TRACT "B" IN A DEED FROM E. GORDON HORN TO LEXIS GREGG AND WIFE, MARY LOU GEGG, DATED JUNE 1, 1976 AND RECORDED IN VOLUME 440, PAGE 1-1/2-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE REFERENCED GORDON HORN SUBDIVISION BEARS N69° 35'03"E 121.27 FEET;

THENCE S19°50'34"E, ALONG THE COMMON LINE OF THE REFERENCED TRACT AND SAID GREGG TRACT, 161.58 FEET TO A 1/2-INCH IRON PIPE FOUND IN THE NORTHERLY RIGHT-OF-WAY (ROW) LINE OF CUNNINGHAM DRIVE FOR THE SOUTHEAST CORNER OF THE REFERENCED TRACT, SAME BEING THE SOUTHWEST CORNER OF THE SAID GREGG TRACT;

THENCE S78°04'55"W, ALONG THE NORTHERLY ROW LINE OF CUNNINGHAM DRIVE, 100.79 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE REFERENCED TRACT, SAME BEING THE SOUTHEAST CORNER OF THE SAID PARKER TRACT;

THENCE N19°67'45"W, ALONG THE COMMON LINE OF THE REFERENCED TRACT AND SAID PARKER TRACT, 149.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.355 ACRE OF LAND, MORE OR LESS, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT OF EVEN DATE HEREWITH.

Date of Sale: October 06, 2026	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Angelina County Courthouse Annex, 211 East Shepherd Avenue, Lufkin, TX 75901

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE, LP*, the owner and holder of the Note, has requested Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *SELENE FINANCE, LP* 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.

Pursuant to section 51.0075(a) of the Texas Property Code, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie OR Tejas Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112