

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 Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Beneficiary's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

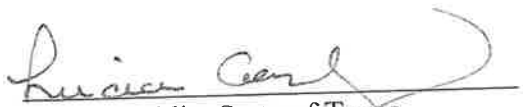


JASON S. ARMSTRONG

STATE OF TEXAS §
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COUNTY OF ANGELINA §

This instrument was acknowledged before me on the 8th day of November, 2024, by
JASON S. ARMSTRONG.





Notary Public, State of Texas

Exhibit "A"

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas and being Lot No. Two (2), Block No. Four (4), of the Dunbar Addition to the City of Lufkin, Texas, as the same appears upon the official map or plat, which is of record in Cabinet A, Slide 58-A, Map and Plat Records, of Angelina, Texas, to which reference is hereby made for any and all purposes.