

25TX935-0341
123 ARIZONA STREET, HUNTINGTON, TX 75949

FILED
AT 2:02 O'CLOCK P.M.
NOV 13 2025

NOTICE OF FORECLOSURE SALE

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

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 TWELVE (12), BLOCK FOUR (4), OF THE WILSON ADDITION, A SUBDIVISION TO THE CITY OF HUNTINGTON, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 82-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

Security Instrument: Deed of Trust dated July 14, 2021 and recorded on July 16, 2021 as Instrument Number 2021-00409630 in the real property records of ANGELINA County, Texas, which contains a power of sale.

Sale Information: January 06, 2026, 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 STEPHANIE RAE GOODWYN secures the repayment of a Note dated July 14, 2021 in the amount of \$120,772.00. NATIONSTAR MORTGAGE LLC, 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 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.



4858222

Substitute Trustee(s): Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheeless, Phillip Hawkins, Sharon St. Pierre, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Crystal Koza, Harriett Fletcher, Jabria Foy, Heather Golden, Robert LaMont, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Marlene Zografos, Paige Bentley, Benjamin Wooten, Gary Wilson, Andrew Mills-Middlebrook, ServiceLink Agency Sales and Posting, LLC, 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
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheeless, Phillip Hawkins, Sharon St. Pierre, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Crystal Koza, Harriett Fletcher, Jabria Foy, Heather Golden, Robert LaMont, Brian Hooper, Mike Jansta, Mike Hayward, 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, Sharon St. Pierre, declare under penalty of perjury that on the 13th day of November, 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).