

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF FORECLOSURE SALE

FILED
AT 8:12 O'CLOCK A.M.

THE STATE OF TEXAS §
COUNTY OF ANGELINA §

KNOW ALL MEN BY THESE PRESENTS

JAN 14 2026
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: *AM*

WHEREAS, on the 28th day of May, 2019, **Richard le Preux and Renee le Preux** ("Debtor") executed that certain Deed of Trust (as extended and renewed, "Deed of Trust") conveying to Gregory A. Burkett, Trustee ("Trustee"), the real property more particularly described in attached Exhibit "A", together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded under Document No 2021-00408370, Real Property Records of Angelina County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Promissory Note (as extended, renewed, modified or replaced, "Note") dated May 28, 2019 with the Deed of Trust and executed by Debtor, payable to the order of NATHAN WORTHEN ("Creditor"), in the original principal amount of \$75,000.00.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor requested and directed Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

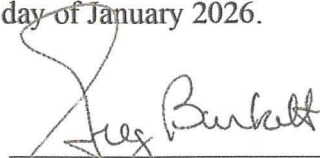
NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, sale or sales, at Angelina County Commissioners Courtroom, Angelina County Courthouse Annex Building, located at 211 E. Sheppard Av., Lufkin, Texas 75904; said location having been designated by the County Commissioners of Angelina County, Texas ("Commissioners"). In the event that early voting or elections is going on or in the event the Angelina County Courthouse Annex is closed due to observance of a designated holiday, all sales will be held on the front steps of the entrance to Angelina County Courthouse Annex, in which county the Property is situated, on February 3, 2026, being the first Tuesday of said month, at 11:00 o'clock A.M. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

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, 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 Trustee.

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 to Greg Burkett, Trustee, 223 Post Oak Road., Lufkin, Texas 75904.

EXECUTED in multiple original copies on the 13th day of January 2026.



Gregory A. Burkett,
Trustee under the Deed of Trust

EXHIBIT "A"

Being all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the McKinney & Williams Survey, A-453, and being all of that certain tract of land conveyed by Partition Deed dated September 16, 1937, and recorded in Volume 87, Page 429, Deed Records, Angelina County, Texas to which reference is hereby made for all purposes and the said tract or parcel being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the NW. Corner of the N.E. Gann Block, at a stake, from which a Hickory brs. S 59 E. 8.8 vrs., a dogwood 4" bears S. 4 E. 8.9 vrs;

THENCE 21 E. 303 vrs, a stake for corner, a Hickory 5" brs, N 52 W. 10 vrs., a pine 4" brs. N 23 E. 5.7 vrs;

THENCE N. 68 E. to the S. W. corner of the N.E. Gann Block;

THENCE N. 20-3/4 W with this W.B.L. to the place of beginning, same containing 4 acres of land, more or less.

which currently has the address of 802 Ricks Road, Lufkin, Texas 75901
("Property Address")