

FILED
AT 9:33 O'CLOCK A.M.

MAR 11 2024

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

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows: 

All that certain tract or parcel of land lying and being situated in Angelina County, Texas about ¼ of a mile Northeast from the Cotton Square in the town of Lufkin, Texas, and being out of the L. L. QUINALTY LEAGUE, and being a portion of that certain tract of land that was deeded to J. E. Harrell et ux, by J. L. Hensarling and wife, Martha Hensarling, on September 25, 1913, which deed is of record in Book 42, Page 148, Deed Records, Angelina County, Texas and the portion being more particularly described on attached Exhibit "A".

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 2, 2024

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Angelina County Courthouse Annex Building located at 606 E. Lufkin Avenue, in Lufkin, Texas.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.


4. Type of Sale. The sale is a nonjudicial Deed of Trust and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust, executed by Rickey R. Berry and wife, Yuketha Berry. The Deed of Trust is dated January 8, 2003, and is recorded in the office of the County Clerk of Angelina County, Texas, Recorded under Clerk's File Number 00164361, Vol. 1692, Page 271, of the Real Property Records of Angelina County, Texas.

5. Obligations Secured. The Deed of Trust, Security Agreement and Financial Statement provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$54,000, executed by Rickey R. Berry and wife, Yuketha Berry payable to the order of Paul Randolph Stringer and Brenda Kay Stringer; (2) all renewals and extensions of the note; and (3) Paul Randolph Stringer and Brenda Kay Stringer are the current owners and holders of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the Deed of Trust, Security Agreement and Financial Statement, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.


DATED: March 7th, 2024



Robert L. Flournoy, Trustee
118 S. Second Street
Lufkin, Texas 75901
(936) 639-4466

THE STATE OF TEXAS §
COUNTY OF ANGELINA §

This instrument was acknowledged before me on this the 7th day of March, 2024, by Robert L. Flournoy, Trustee.



Notary Public, State of Texas

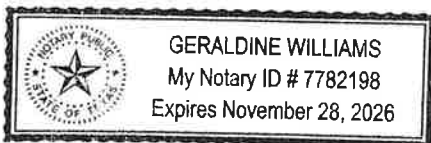


EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Angelina County, Texas, about 3/4 of a mile Northeast from the Cotton Square in the town of Lufkin, Texas, and being out of the J. L. QUINALTY LEAGUE, and being a portion of that certain tract of land that was deeded to J. E. Harrell et ux. by J. L. Hensarling and wife, Martha Hensarling, on September 25, 1913, which deed is of record in Book 42, page 148, Deed Records, Angelina County, Texas and the portion being described by metes and bounds as follows, to-wit:

BEGINNING at a point in the West boundary line of Everett Street 160 ft. South 20 East from the Northeast corner of the aforesaid referred to J. E. Harrell, et ux, tract of land, said point being the Southeast corner of a tract or parcel of land heretofore conveyed by Mrs. Pearl Harrell to Jesse Sharman by deed dated November 15, 1949, and recorded in Book 146, page 265, Deed Records, Angelina County, Texas;

THENCE South 20 East with the West margin of Everett Street at 60 ft. to a stake for corner;

THENCE South 70 deg. West at 153 ft. to a stake for corner in the West boundary line of the aforesaid referred to Harrell tract of land;

THENCE North 20 West with the West boundary line of the aforesaid referred to Harrell tract of land at 60 ft. to the Southwest corner of the aforesaid referred to Jesse Sharman tract;

THENCE North 70 deg. East with the South boundary line of the aforesaid referred to Jesse Sharman tract of land at 153 ft. to the place of beginning, and being the same tract of land described in that deed from Mrs. Pearl Harrell, a widow to Jesse Sharman, dated January 28, 1950, and filed for record under Clerk's File No. 38713 in the office of the County Clerk of Angelina County, Texas, to which reference is here made for all purposes.