

FILED
AT 10:03 O'CLOCK A M

MAR 11 2024

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

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCE 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.

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 1, 2018 and recorded under Clerk's file No. 2018-00365666, in the real property records of Angelina County Texas, with Tony R. Glenn and Tamela Dean, Individuals as Grantor(s) and SaM BRYAN, LLC, a Texas Limited Liability Company as Original Mortgagee.

Deed of Trust executed by Tony R. Glenn and Tamela Dean, Individuals securing payment of the indebtedness in the original principal amount of \$36,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note (the "Note") executed by Tony R. Glenn and Tamela Dean, Individuals. Gregory A Burkett, as Trustee, successor in interest to Jeff "Marty" Barnhill, as Trustee, for SaM BRYAN a Texas Limited Liability Company as Original Mortgagee and for Nathan Worthen, the current mortgagee (the Mortgage") of the Note and Deed of Trust or Contract Lien,

The Trustee 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 on the property securing the above referenced loan. Gregory A. Burkett, whose address is: 223 Post Oak Road, Lufkin, Texas 75904, is acting as the Mortgage Servicer for the Mortgagee,

Legal Description:

0.18 acre of land, more or less, part of the A. Varilla Survey, Abstract No. 49, being situated in Angelina County, Texas and being more fully described by metes and bounds in Exhibit "A" attached, 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");

SALE INFORMATION

LOCATION:

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, at the Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections, 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 ("Commissioners").

DATE & TIME:

On April 2, 2024, 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.

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash. except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the Mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part or the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Appointment of Substitute Trustee:

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.

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, Nathan Worthen the owner and holder of the Note, pursuant to Section 51.0076 of the Texas Property Code, has appointed and designated Gregory A. Burkett as Substitute Trustee, to sell the Property.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Gregory A. Burkett
223 Post Oak Road
Lufkin, Texas 75904

Executed on 03/08/2024.



Gregory A. Burkett, Substitute Trustee under the Deed of Trust

Certificate of Posting

I, Gregory Burkett, declare under penalty of perjury that on the _____ day of _____, 2024, 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).

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being a part or portion of that certain 5 acre tract of land set out and described in that deed from Mrs. Louise Henderson to Clyde C. Jordan and wife, Murial Jordan and dated the 26th of May, 1951, of record in Vol. 161, page 45, Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the same being out of the A. VARILLA LEAGUE and situated near or at Keltys, Texas in Angelina County, Texas, and the said part or portion being described as follows, to-wit:

BEGINNING on the NWB line of the said 5 acre tract 230 feet N 62 ½ E from the NW corner of same, stake for corner;

THENCE N 61 ½ E with said NWB line 130 ft. stake for corner;

THENCE S 28 ½ E 62.7 FEET TO THE NE CORNER OF A LOT NOW OWNED BY Donald W. Minshew et ux, stake for corner;

THENCE S 61 ½ W with at the NWB line of said Minshew lot 130 feet to the NW corner of same in the East margin of a street, stake for corner;

THENCE N 28 ½ W with said street line 62.7 feet the place of beginning, containing 0.18 of an acre, more or less.