

FILED
AT 11:00 O'CLOCK A.M.

APR 02 2026

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/12/2022	Grantor(s)/Mortgagor(s): ALEJANDRA GARCIA AND MATTHEW BY AMY FINCHER MARRIED COUPLE <i>County Clerk, County Court of Law Angelina County, Texas</i>
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: By <u>Planet Home Lending, LLC</u>
Recorded in: Volume: N/A Page: N/A Instrument No: 2022-00420259	Property County: ANGELINA
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 321 Research Parkway, Suite 303, Meriden, CT 06450
Date of Sale: 5/5/2026	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Angelina County Commissioners Court and Annex at 211 East Shepherd Ave, Lufkin, TX 75901; or the front steps of the entrance to the Angelina County Commissioners Court and Annex on Shepherd Street if the courtroom is closed for holidays, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 3/30/2026

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Planet Home Lending, LLC

Dated: 4/2/2026

Catherine Geddie

Printed Name:

Cattin Seiler

Substitute Trustee
c/o ServiceLink Auction
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

MH File Number: TX-26-127244-POS
Loan Type: FHA

Texas

EXHIBIT "A"

(Page 1 of 2)

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. L. QUINALTY SURVEY, ABSTRACT NO. 40 and being (1) all of that certain 0.422 acre tract described in a deed from Molly Vardeman, individually and as Joint Executor of the Estate of Nancy Emily Tarver, Deceased, and Billie Jean Styles, Individually and as Joint Executor of the Estate of Nancy Emily Tarver, Deceased, to Pat McCann, III dated September 16, 2013 and recorded in Instrument No. 2013-00312316 of the Deed Records of Angelina County, Texas (2) all of that certain 0.038 acre tract described in a deed from Molly Vardeman, individually and as Joint Executor of the Estate of Nancy Emily Tarver, Deceased, and Billie Jean Styles, Individually and as Joint Executor of the Estate of Nancy Emily Tarver, Deceased, to Pat McCann, III dated January 30, 2014 and recorded in Instrument No. 2014-00323023 of the Deed Records of Angelina County, Texas, and (3) all of that certain 0.013 acre tract described in a deed from The City of Lufkin, Texas, et al to Nancy Tarver dated February 10, 2003 and recorded in Volume 1714 on Page 193 of the Deed Records of Angelina County, Texas (said tracts comprise a portion of Lot No. 3 & all of Lot No. 4 of Block No. 14 the Supplement to the Woodland Heights Addition, a subdivision in the City of Lufkin, Texas, as Recorded in Cabinet B on Slide 25-A of the Map and Plat Records of Angelina County, Texas, and a portion of that strip of land (old Gulf Pipeline) between the said Supplement to the Woodland Heights Addition and the Broadmoor Addition, a subdivision in the City of Lufkin, Texas, as recorded in Cabinet A on Slide 57-B of the Map and Plat Records of Angelina County, Texas) to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of the aforesaid referred to 0.442 acre tract and the Southeast corner of that certain 0.034 acre tract described in a deed from The City of Lufkin, Texas, et al to Mark S. Kozar, et ux dated February 10, 2003 and recorded in Volume 1714 on Page 188 of the Deed Records of Angelina County, Texas, a 60d nail found for corner (set a 1/2" pipe over the 60d nail) in the North right-of-way line of Grove Avenue (60 feet wide right-of-way), said 60d nail witnessed by a power pole bearing N 15° E 30.8 feet;

THENCE N 18° 21' 45" E with the West boundary line of the said 0.442 acre tract and the East boundary line of the said 0.034 acre tract, at 72.23 feet the Northeast corner of the said 0.034 acre tract, the Southeast corner of that certain 0.087 acre tract described as Tract Three in a deed from Patricia Merriwether to Jamie Carlik, et ux dated October 31, 2016 and recorded in Instrument No. 2016-00345826 of the Deed Records of Angelina County, Texas, and the South corner of the aforesaid referred to 0.013 acre tract, a concrete nail found for corner in a retaining wall;

THENCE N 16° 39' 40" E with the West boundary line of the said 0.013 acre tract and the East boundary line of the said 0.087 acre tract, at 193.38 feet the Northwest corner of the said 0.013 acre tract and the Northeast corner of the said 0.087 acre tract, a 1/2" pipe found for corner in the curving South right-of-way line of Lotus Lane (60 feet wide right-of-way - Volume 447, Page 355), said pipe witnessed by a telephone pole bearing N 33° E 13.1 feet and the corner of a retaining wall bearing S 07° W 2.0 feet;

THENCE S 72° 27' 16" W with the South boundary line of the said 0.442-acre tract and the North right-of-way line of the said Grove Avenue, at 180.99 feet the point and place of beginning and containing 0.514 acre of land, more or less.

THENCE S 17° 34' 49" E with the East boundary line of the said 0.058 acre tract, the East boundary line of the aforesaid 0.442-acre tract, and the West boundary line of the said Lot No. 2 (conveyed in a deed from Bean Chilton Alexander to Sam Alexander, et al) dated August 18, 2005 and recorded in Volume 2240 on Page 153 of the Deed Records of Angelina County, Texas), or 45.16 feet pass on line a 1/2" pipe found for the Southeast corner of the said 0.058 acre tract and the Northeast corner of the said 0.442-acre tract, at 191.52 feet the Southeast corner of the said 0.442-acre tract and the Southwest corner of the said Lot No. 2, a 1/2" pipe set for corner in the North right-of-way line of the aforesaid Grove Avenue, said pipe witnessed by a power pole bearing S 30° E 12.7 feet, a 3/4" pipe bearing S 71° 38' 04" W 72.90 feet, and an angle iron bearing N 72° 27' 16" E 213.84 feet.

THENCE S 41° 44' 59" East; and of fence bearing S 39° E 14.2 feet and the end of a remaining wall bearing S 41° 44' 59" East;

(2) 845'-39" 133" E, at 7.99 feet the Northeast corner of the said 0.058-acre tract, a 1/2" pipe found for corner in the East boundary line of the aforesaid referred to Lot No. 3 and the West boundary line of Lot No. 2 of the aforesaid referred to Supplement to the Woodland Heights Addition, said pipe witnessed by an end of fence bearing S 39° E 14.2 feet and the end of a remaining wall bearing S 41° 44' 59" East;

THENCE two calls with the South right-of-way line of the said Lotus Lane and the North boundary line of the aforesaid referred to 0.058 acre tract as follows:

- (1) Southerly with a 96' 17' 09" curve to the left (Central Angle = 02° 01' 25" Radius = 911.52 feet with Long Chord Bearing and Distance = S 64° 58' 51" E 32.19 feet) with in part the North boundary line of the said 0.013 acre tract; at 3.60 feet pass on line a 1/2" pipe found for the Northeast corner of the said 0.013 acre tract and the Northwest corner of the said 0.058 acre tract, at 32.19 feet the end of said curve, a 1/2" pipe found for corner;