

FILED
AT 11:20 O'CLOCK A.M.

APR 09 2026

Our Case No. 26-02260-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

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

THE STATE OF TEXAS
COUNTY OF ANGELINA

Deed of Trust Date:
February 14, 1992

Property address:
1029 HOLUBEC ST
DIBOLL, TX 75941

Grantor(s)/Mortgagor(s):
SANDRA D. MITCHELL, A FEME SOLE

LEGAL DESCRIPTION: BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas and being out of the Thomas Quevedo Survey, Abstract No. 39 and being a part or portion of that certain 0.75 acre tract of land described in a deed from Ollie E. Sterling to Franklin D. Cavanaugh and wife, Elizabeth A. Cavanaugh as recorded in Volume 756 on Page 633 of the Deed Records of Angelina County, Texas to which reference is hereby made for any and all purposes and the said tract of land being described by metes and bounds as follows, to-wit:

BEGINNING at the southeast corner of the aforesaid referred to Cavanaugh 0.75 acre tract of land a point for corner in an oiled County Road numbered 64B:

THENCE N 73° 54' 08" W with the south boundary line of said Cavanaugh 0.75 acre tract of land at 27.27 feet pass on line a iron pipe found for reference corner, at 208.81 feet the southwest corner of same being an iron pipe found for corner;

THENCE N 18° 48' 09" E with in part the west boundary line of said Cavanaugh 0.75 acre tract of land at 77.78 feet a point for corner in same;

THENCE N 73° 59' 55" W at 0.30 feet pass on line a iron rod set for reference corner, at 184.51 feet pass on line a iron rod set for reference corner, at 208.79 feet intersect the east boundary line of aforesaid Cavanaugh tract a point for corner in the county road;

THENCE S 19° 00' 00" W with the east boundary line of said Cavanaugh 0.75 acre tract and the county road at 78.15 feet the point and place of beginning and containing 0.374 acres of land, more or less.

Original Mortgagee:
THE UNITED STATES OF AMERICA ACTING THROUGH THE
RURAL HOUSING SERVICE OR SUCCESSOR AGENCY,
UNITED STATES DEPARTMENT OF AGRICULTURE, ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,
UNITED STATES DEPARTMENT OF AGRICULTURE

Date of Sale: MAY 5, 2026

Property County: ANGELINA

Original Trustee: NEAL SOX JOHNSON

Recorded on: February 18, 1992
As Clerk's File No.: 29830
Mortgage Servicer:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,
UNITED STATES DEPARTMENT OF AGRICULTURE

Substitute Trustee:
Heather Golden, Allan Johnston, David Sims, Robert La Mont,
Ronnie Hubbard, Sheryl La Mont, Marinosci Law Group PC,
Resolve Trustee Services, LLC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Heather Golden, Allan Johnston, David Sims, Robert La Mont, Ronnie Hubbard, Sheryl La Mont, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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 Mortgagee therein.

Resolve

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, MAY 5, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter. 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 be conducted at the Angelina County Courthouse Annex, 211 East Shepherd Avenue, Lufkin, TX 75901 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer 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 of the property securing the debt.


ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND,

4-8-20

MARINOSCI LAW GROUP, P.C.

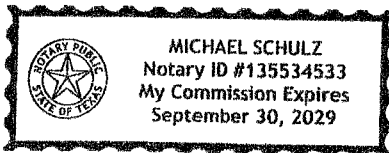
By: 
SAMMY HOODA
MANAGING ATTORNEY

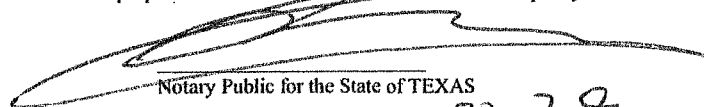
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 8 day of April 2026, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 9-30-29
Michael Schulz
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING THROUGH Return to:
THE RURAL HOUSING SERVICE, ITS SUCCESSORS
AND ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 26-02260

MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001