

NOTICE OF TRUSTEE'S SALE

FILED
AT 10:21 O'CLOCK A.M.
APR 05 2024
AMY FINCHER
County Clerk County Court at Law
Angelina County Texas
By: MO

Date: April 2, 2024
Trustee: Jeff S. Chance
Mortgagee: Louis Neese and Betty J. Neese
Note: Dated November 16, 2018 in the original principal amount of \$80,000.00

Deed of Trust

Date: November 16, 2018
Grantor: James Payton and Beverly Fridia
Mortgagee: Louis Neese and Betty J. Neese
Recording information: Deed of trust from James Payton and Beverly Fridia, recorded in Instrument No. 2018-00374638, Official Public Records of Angelina County, Texas.
Property: The real property located in Angelina County, Texas described in the attached Exhibit A.

County: Angelina County, Texas

Date of Sale
(first Tuesday of month): May 7, 2024

Time of Sale: Between the hours of 9:00 a.m. and 12:00 p.m.

Place of Sale: Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas in the hallway outside of the Commissioners' Courtroom adjacent to the atrium.

Mortgagee has instructed Trustee to offer the Property for sale toward satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

The foreclosure 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 foreclosure 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. For the avoidance of doubt, the foreclosure sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Mortgagee. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 Chance Law Firm, PLLC, 2009 Tulane Drive, Lufkin, Texas 75901.



Jeff S. Chance, Trustee

EXHIBIT A

Being Lot No. SIX (6), Block No. SEVEN (7), of the C. F. THOMPSON SECOND ADDITION REVISED, an addition to the City of Lufkin, Texas, as the same appears upon the official map or plat of said addition which is of record in Cabinet A, Slide 50-A of Map and Plat Records of Angelina County, Texas.