

FILED
AT 11:24 O'CLOCK A.M.

MAY 07 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Jakeih Dezzarae Argumon, are hereby notified that on Tuesday, June 3, 2025, between the hours of 10:00 a.m. and 1:00 p.m. at the Angelina County Courthouse Annex, located at 606 East Lufkin Ave., Lufkin, Texas 75901, in the hallway outside of the Commissioner's Courtroom or wherever else designated by the Commissioner's court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas and being Lot No. 7 of the Harris Street & Berry Road Subdivision, a Subdivision to Angelina County, Texas, as the same appears upon the official map or plat, which is of record in Cabinet F, Slide 112-A, Map and Plat Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2015 MHDMAN00000283 CMH MANUFACTURING Manufactured Home; Model: 31DMK18803MH15; Serial No.: CLW038398TX; Label/Seal No.: NTA1656830 which manufactured home has been placed on the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 1040 Berry Rd, Lufkin, Texas 75904.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated November 9, 2023, in the original principal sum of \$105,751.50, executed by you as Maker to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated November 9, 2023. The Deed of Trust was executed by you as Grantor to K. Clifford Littlefield as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Angelina County, Texas. Vanderbilt Mortgage and Finance, Inc. the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because both of you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through March 12, 2025 is \$111,481.61. Said balance continues to accrue interest per day after that date at \$35.31 per diem. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated April 28, 2025. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0221 or by mail at 3200 Southwest Freeway, Ste 2200, Houston, Texas 77027.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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.

Dated this 24th day of April, 2025

By: 

Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS

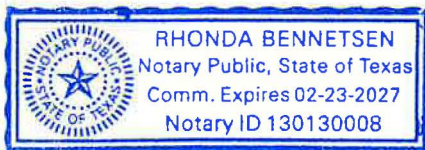
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COUNTY OF HARRIS

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SUBSCRIBED AND SWORN TO BEFORE ME on this 24th day of April, 2025 by
Monica Schulz Orlando.


NOTARY PUBLIC In and For
The State of Texas



Printed Name: Rhonda Bennetsen

My Commission Expires: 2-23-2027