

FILED
AT 10:05 O'CLOCK A.M.

MAY 07 2024

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

By: MO

Notice of Foreclosure Sale

June 4, 2024

Deed Of Trust and Security Agreement - Financing Statement ("Deed of Trust"):

Dated: July 14, 2023

Grantor: Richard James Johnson

Substitute Trustee: Melissa L. Hannah

Lender: Oak Bridge Investment Group, LLC

Recorded in: Document Number 2023-436172 in the Real Property Records of Angelina County, Texas.

Legal Description: Being 0.189 acres (8,245 square feet) of land located in the City of Lufkin, Angelina County, Texas, and being all of Lot 2 of Oakbridge Estates Subdivision, a subdivision as shown on Map or Plat recorded in Cabinet H, Slide 64B of the Map and Plat Records of Angelina County, Texas to which plats and their respective recordings reference is hereby made for all intents and purposes, together with all improvements thereon.

Secures: Promissory Note ("Note") in the original principal amount of \$60,000.00, executed by Richard James Johnson ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the Deed of Trust, and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, June 4, 2024

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 2:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.. and not later than three hours thereafter.

Place: ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN, TEXAS, IN THE HALLWAY OUTSIDE THE COMMISSIONERS COURTROOM

ADJACENT TO THE ATRIUM; OR IF THE SALE OCCURS ON A HOLIDAY, SALES ARE TO TAKE PLACE ON THE FRONT STEPS OF THE MAIN ENTRANCE or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Stanley Construction, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Stanley Construction, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Stanley Construction, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Stanley Construction, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Stanley Construction, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Stanley Construction, Inc.. 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, Substitute 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 Substitute 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.



Melissa L. Hannah

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