

**NOTICE OF FORECLOSURE SALE**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

April 25, 2023

**Deed of Trust:** DEED OF TRUST, SECURITY AGREEMENT-FINANCING STATEMENT (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: April 21, 2020

**Trustee:**

ELIZABETH BRAMLETT

**Substitute Trustee:**


CHAD B. VIER

**Address:**

PO BOX 151335  
LUFKIN, TX, 75915

FILED  
AT 10:41 O'CLOCK A.M.

APR 28 2023

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

**Grantors:** LARRY BERNAL, III and TAYLER SUDDUTH

**Mortgagee:** ANDRA IKNER (hereafter "Lender")

**Recording Information:** 2020-00393734 of the real property records of Angelina County, Texas.

**Property Address:** 170 Rustic Ln., Huntington, TX 75949

**Legal Description:**

PART ONE:

Being all of Lot Nos. One (1) and Three (3), Block 2 in RUSTIC ACRES SUBDIVISION SECTION 1, Angelina County, Texas, as recorded in Cabinet A, Slide 128A of the Map and Plat Records of Angelina County, Texas, to which reference is hereby made for any and all purposes.

Together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities

given to Lender to collect and apply such rents); royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all the foregoing, together with said property (or the leasehold estate if this Deed of Trust - Security Agreement- Financing Statement is on a leasehold) are herein referred to as the Property.

**PART TWO:**

1996 Fleetwood Homes of Texas Inc. Model Festival Limited Manufactured Home, Label/Serial No. RAD0919660, Serial No. TXFLT12A26775FD11

**Note Secured by Deed of Trust:** REAL ESTATE LIEN NOTE (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: April 21, 2020

Original Principal Amount: \$50,000.00

Makers: LARRY BERNAL, III and TAYLER SUDDUTH

Lender: ANDRA IKNER

**Property:** All property and improvements as described in the Deed of Trust, with the exception of any Released Property.

**Sale Location:** THE ANGELINA COUNTY COURTHOUSE ANNEX AT 606 EAST LUFKIN AVE., 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 TO THE ANGELINA COURTHOUSE., at the steps of the Angelina County Courthouse.

**Sale Time:** The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 1:00 pm or within three hours from that time.

**Sale Date:** June 6, 2023

**Terms of the Sale:** This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

Due to the default under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers both real and personal property. This document constitutes formal notice by the Lender to foreclose and sell the property as described

in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on June 6, 2023 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

**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.**

THIS DOCUMENT ASSIGNS CHAD B. VIER AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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CHAD B. VIER, Substitute Trustee