

23TX373-0042
209 SOUTHBEND DR, LUFKIN, TX 75901

FILED
AT 2:39 O'CLOCK P.M.

MAY 21 2026

NOTICE OF FORECLOSURE SALE

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

By _____



Property: The Property to be sold is described as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING LOT NO. NINETEEN (19), SOUTH BEND SUBDIVISION PHASE ONE, A SUBDIVISION IN THE CITY OF LUFKIN AS RECORDED IN CABINET D, SLIDE 88-A&B OF THE MAP OR PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 8, 2019 and recorded on May 14, 2019 as Instrument Number 2019-00381540 in the real property records of ANGELINA County, Texas, which contains a power of sale.

Sale Information: July 07, 2026, at 1:00 PM, or not later than three hours thereafter, at the Angelina County Commissioners Courtroom and Annex located at 211 East Shepherd Avenue, Lufkin, TX 75901; and the front steps of the entrance to the Angelina County Commissioner's Court and Annex as the alternate place whenever the sale falls on a date when the Commissioner's Court and Annex is closed, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MERILYN S. NETHERLY AND MICHAEL NETHERLY secures the repayment of a Note dated May 8, 2019 in the amount of \$172,800.00. U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, whose address is c/o NewRez, LLC d/b/a Shellpoint Mortgage Servicing, PO Box 10826, Greenville, SC 29603, is the current mortgagee of the Deed of Trust and Note and NewRez, LLC d/b/a Shellpoint Mortgage Servicing is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Court Order: A Home Equity Foreclosure Order was signed on July 28, 2025 in the 159th District Court of Angelina County under Cause No. CV-00119-25-03.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



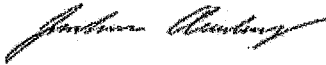
4875231

Service Link

Substitute Trustee(s): Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Sharon St. Pierre, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Crystal Koza, Harriett Fletcher, Jabria Foy, Heather Golden, Kara Riley, ServiceLink Agency Sales and Posting, LLC, Dustin George

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.

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.



Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
Jake Troye, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024



Substitute Trustee(s): ~~Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Sharon St. Pierre, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Crystal Koza, Harriett Fletcher, Jabria Foy, Heather Golden, Kara Riley, Dustin George~~
e/o ~~Tromberg, Miller, Morris & Partners, PLLC~~
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Heather Golden, declare under penalty of perjury that on the 21st day of May, 20 24 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ANGELINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

4. The lien sought to be foreclosed is indexed or recorded at Instrument Number 2019-00381540 and recorded in the real property records of ANGELINA County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

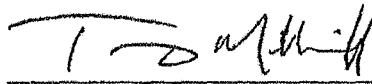
SIGNED this _____ day of _____, 20____.

Signed: 7/28/2025 01:37 PM



JUDGE PRESIDING

Approved:



Dustin C. George
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Tracey Midkiff
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Attorneys for Petitioner