

FILED AT 1:44 CLOCK AM

JUN 16 2026

# NOTICE OF NON-JUDICIAL FORECLOSURE SALE

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

WHEREAS, on April 30, 2025, **Lilia Berenice Padilla** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee, which Deed of Trust secures the payment of that certain promissory note of even date therewith, executed by **Lilia Berenice Padilla** and payable to the order of **Valiant Direct Lending, LLC** in the original principal amount of **\$450,000.00** (the "Note"), which Deed of Trust is recorded under clerk's file number **2025-457764** in the **Real Property Records of Angelina County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

### TRACT ONE:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the A. VARILLA SURVEY, ABSTRACT NO. 49 and being (1) a part or portion of that certain 14.601 acre tract described in a deed from Home Savings and Loan Association of Lufkin, Texas, to R. L. Lehman, Jr. dated September 8, 1987 and recorded in Volume 695 on Page 738 of the Deed Records of Angelina County, Texas and (2) all of that certain 2.675 acre tract described as South Parcel in a deed from Keith L. Green, et al to R. L. Lehman, Jr. dated February 2, 1990 and recorded in Volume 788 on Page 582 of the Deed Records of Angelina County, Texas, to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of the aforesaid referred to 14.601 acre tract, the Southeast corner of the aforesaid referred to 2.675 acre tract, and an angle corner of that certain 169.800 acre tract described in a deed from Lufkin Country Club to Lufkin Golf LLC dated February 11, 2014 and recorded in Instrument No. 2014-00314086 of the Deed Records of Angelina County, Texas, a bolt found for corner witnessed by a stump (obt) bearing S 47deg W 4.7 feet, a 26" Red Oak (obt) bearing N 08deg W 17.9 feet, and an end of fence bearing N 85deg E 52.5 feet;

THENCE S 88deg 59' 15" W (called N 88deg 47' 47" W) with the South boundary line of the said 2.675 acre tract and the North boundary line of the said 169.800 acre tract, at 198.98 feet (called 197.92 feet) the Southwest corner of the said 2.675 acre tract, a 1/2" pipe set for corner witnessed by a 1/2" rod bearing N 02deg 57' 44" W 0.99 feet and a bolt found for an angle corner of the said 169.800 acre tract bearing S 88deg 59' 15" W 246.93 feet;

THENCE N 02deg 57' 44" W (called N 00deg 51' 00" W) with the West boundary line of the said 2.675 acre tract (land to the West is the residue of that certain 14.068 acre tract described as Tract A in a deed from Richard Nelson, et ux to Kenneth W. Smith, et al dated February 1, 1990 and recorded in Volume 788 on Page 577 of the Deed Records of Angelina County, Texas), at 589.08 feet (called 589.15 feet) the Northwest corner of the said 2.675 acre tract, a 1/2" pipe set for corner in the North boundary line of the said 14.068 acre tract and the South boundary line of that certain 3.43 acre tract described in a deed from Alvin D. Casey, et ux to Texas Power & Light Company dated September 11, 1957 and recorded in Volume 212 on Page 436 of the Deed Records of Angelina County, Texas (said 3.43 acre tract subsequently conveyed as sequence # 10(D-32) in a deed from TXU Electric Company to TXU Electric Delivery Company dated January 1, 2002 and recorded in Volume 1502 on Page 232 of the Deed Records of Angelina County, Texas), said pipe witnessed by a 1/2" rod bearing N 04deg 53' 50" W 0.96 feet and a 1/2" pipe bearing N 02deg 57' 44" W 100.28 feet;

THENCE N 88deg 58' 45" E (called S 88deg 48' 00" E and S 88deg 27' 00" E) with the North boundary line of the said 2.675 acre tract, in part with a North boundary line of the aforesaid 14.601 acre tract, the South boundary line of the said 3.43 acre tract, and in part with a South boundary line of that certain 3.33 acre tract described in a deed from Hubert H. Smith, et ux to Texas Power & Light Company dated September 11, 1957 and recorded in Volume 212 on Page 438 of the Deed Records of Angelina County, Texas (said 3.33 acre tract subsequently conveyed as sequence# 11 (D-33) in a deed from TXU Electric Company to TXU Electric Delivery Company

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dated January 1, 2002 and recorded in Volume 1502 on Page 232 of the Deed Records of Angelina County, Texas), at 198.00 feet (called 197.92 feet pass on line a 1/2" rod found for the Northeast corner of the said 2.675 acre tract, the Northwest corner of the said 14.601 acre tract, the Southeast corner of the said 3.43 acre tract, and the Southwest corner of the said 3.33 acre tract, at 428.48 feet (called 197.92 feet and 230.57 feet) an angle corner of the said 14.601 acre tract and an angle corner of the said 3.33 acre tract, a 1/2" rod found for corner witnessed by a bolt (in concrete) found for an angle corner in the North boundary line of the said 3.33 acre tract bearing N 04deg 14' 54" E 100.65 feet;

THENCE S 79deg 11" 50" E (called S 76deg 57' 23" E) with a North boundary line of the said 14.601 acre tract and a South boundary line of the said 3.33 acre tract, at 1201.21 feet the Northwest corner of that certain 0.107 acre tract (additional right-of-way) described in a deed from R. L. Lehman, Jr. to The City of Lufkin, Texas, dated May 29, 1997 and recorded in Volume 1106 on Page 411 of the Deed Records of Angelina County, Texas, and the Southwest corner of that certain 0.041 acre tract described in a deed from Texas Utilities Electric Company to The City of Lufkin, Texas dated June 19, 1997 and recorded in Volume 1110 on Page 162 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner in the West right-of-way line of Martin Luther King Drive (40 feet from centerline - 80 feet wide right-of-way), said rod witnessed by a 1/2" rod bearing N 03deg 35' 07" W 103.23 feet;

THENCE S 03" 35' 07" E with the West boundary line of the said 0.107 acre tract, the West right-of-way line of that said Martin Luther King Drive, and severing the said 14.601 acre tract, at 273.80 feet the Southwest corner of the said 0.107 acre tract, a 1/2" rod found for corner in a South boundary line of the said 14.601 acre tract and a North boundary line of the aforesaid 169.800 acre tract, said rod witnessed by a power pole bearing S 24 deg E 53.8 feet;

THENCE S 86 deg 08' 52" W (called S 88 deg 22' 50" W) with a South boundary line of the said 14.601 acre tract and a North boundary line of the said 169.800 acre tract, at 1399.23 feet the point and places of beginning and containing 17.175 acres of land, more or less

## TRACT TWO

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the A. VARILLA SURVEY, ABSTRACT NO. 49 and being (1) a part or portion of that certain 6.788 acre tract (10.678 acres save and except 169,575 square feet tract) described in a deed from Stephen L. Thornton, et ux, individually and dba ABBA Industrial Park to R. L. Lehman, Jr., et al dated July 6, 1987 and recorded in Volume 688 on Page 215 of the Deed Records of Angelina County, Texas and (2) all of that certain 1.325 acre tract described as North Parcel in a deed from Keith L. Green, et al to R. L. Lehman, Jr. dated February 2, 1990 and recorded in Volume 788 on Page 582 of the Deed Records of Angelina County, Texas, to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at a Northeast corner of the aforesaid referred to 6.788 acre tract and the Northwest corner of that certain 169,575 square feet tract described in a deed from Jimmy C. Amerine d/b/a ABBA Enterprises to McCoy Realty Corporation dated December 27, 1982 and recorded in Volume 538 on Page 727 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner in the South right-of-way line of the A. & N. R. Railroad (100 feet wide right-of-way - 50 feet from centerline), said rod witnessed by a fence corner bearing S 07deg W 2.3 feet;

THENCE S 10deg 12' 44" W with an East boundary line of the said 6.788 acre tract and the West boundary line of the said 169,575 square feet tract, at 282.64 feet an interior ell corner of the said 6.788 acre tract and the Southwest corner of the said 169,575 square feet tract, a 1/2" rod found for corner witnessed by a fence corner bearing N 21deg E 1.6 feet;

THENCE S 79deg 22' 06" E with a North boundary line of the said 6.788 acre tract and the South boundary line of the said 169,575 square feet tract, at 563.07 feet the Northwest corner of that certain 0.024 acre tract (additional right-of-way) described in a deed from R. L. Lehman, Jr. to The City of Lufkin, Texas, dated May 29, 1997 and recorded in Volume 1106 on Page 413 of the Deed Records of Angelina County, Texas, and the Southwest corner of that certain 0.139 acre tract described in a deed from McCoy Realty Corporation to The City of Lufkin, Texas dated May 20, 1997 and recorded in Volume 1105 on Page 690 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner in the West right-of-way line of Martin Luther King Drive (40 feet from centerline - 80 feet wide right-of-way);

THENCE S 03deg 35' 07" E with the West boundary line of the said 0.024 acre tract, the West right-of-way line of the said Martin Luther King Drive, and severing the said 6.788 acre tract, at 62.04 feet the Southwest corner of the said 0.024 acre tract and the Northwest corner of that certain 0.041 acre tract described in a deed from Texas Utilities Electric Company to The City of Lufkin, Texas dated June 19, 1997 and recorded in Volume 1110 on Page 162 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner in the South boundary line of the said 6.788 acre tract and a North boundary line of that certain 3.33 acre tract described in a deed from Hubert H. Smith, et ux to Texas Power & Light Company dated September 11, 1957 and recorded in Volume 212 on Page 438 of the Deed Records of Angelina County, Texas (said 3.33 acre tract subsequently conveyed as sequence# 11 (D-33) in a deed from TXU Electric Company to TXU Electric Delivery Company dated January 1, 2002 and recorded in Volume 1502 on Page 232 of the deed Records of Angelina County, Texas), said rod witnessed by a 1/2" rod bearing S 03 deg 35' 07" E 103.23 feet;

THENCE N 79deg 11' 50" W (called N 75 deg 40' 38" W) with a South boundary line of the said 6.788 acre tract and a North boundary line of the said 3.33 acre tract, at 1187.05 feet an angle corner of the said 6.788 acre tract and an angle corner of the said 3.33 acre tract, a bolt (in concrete) found for corner witnessed by a 1/2" rod found for an angle corner in the South boundary line of the said 3.33 acre tract bearing S 04deg 14' 54" W 100.65 feet;

THENCE S 88deg 58' 45" W (called N 87°33' 30" W and N 88deg 48' 00" W) with a South boundary line of the said 6.788 acre tract, in part with the South boundary line of the aforesaid referred to 1.325 acre tract, a North boundary line of the said 3.33 acre tract, and in part with the North boundary line of that certain 3.43 acre tract described in a deed from Alvin D. Casey, et ux to Texas Power & Light Company dated September 11, 1957 and recorded in Volume 212 on Page 436 of the Deed Records of Angelina County, Texas (said 3.33 acre tract subsequently conveyed as sequence# 10 (D-32) in a Deed from TXU Electric Company to TXU Electric Delivery Company dated January 1, 2002 and recorded in Volume 1502 on Page 232 of the Deed Records of Angelina County, Texas), at 441.12 feet (called 224.54 feet and 197.92 feet) the Southwest corner of the said 1.325 acre tract, a 1/2" pipe set for corner witnessed by a 1/2" rod bearing N 00° 59' 18" E 0.56 feet and a 1/2" pipe bearing S 02deg 57' 44" E 100.28 feet;

THENCE N 02deg 57' 44" W (called N 00deg 15' 00" W) with the West boundary line of the said 1.325 acre tract (land to the West is the residue of that certain 14.068 acre tract described as Tract A in a deed from Richard Nelson, et ux to Kenneth W. Smith, et al dated February 1, 1990 and recorded in Volume 788 on Page 577 of the Deed Records of Angelina County, Texas, at 300.67 feet (called 289.94 feet) the Northwest corner of the said 1.325 acre tract, a 1/2" pipe set for corner in the North boundary line of the said 14.068 acre tract and the South right-of-way line of the aforesaid A. & N. R. Railroad, said pipe witnessed by a 1/2" rod bearing N 02deg 58' 11" E 1.25 feet;

THENCE S 86deg 21' 41" E (called S 84deg 08' 00" E and S 82deg 49' 17" E) with the North boundary line of the said 1.325 acre tract, a North boundary line of the said 6.788 acre tract, and the South right-of-way line of the said A. & N. R. Railroad, at 1117.68 feet the point and place of beginning and containing 8.054 acres of land, more or less

### TRACT THREE: EASEMENT

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the A. VARILLA SURVEY, ABSTRACT NO. 49 and being a part or portion of that certain 3.33 acre tract described in a deed from Hubert H. Smith, et ux to Texas Power & Light Company dated September 11, 1957 and recorded in Volume 212 on Page 438 of the Deed Records of Angelina County, Texas (said 3.33 acre tract subsequently conveyed as sequence# 11 (D-33) in a deed from TXU Electric Company to TXU Electric Delivery Company dated January 1, 2002 and recorded in Volume 1502 on Page 232 of the Deed Records of Angelina County, Texas) to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING S 79 deg 11' 50" E 181.26 feet from a bolt in concrete found for an angle corner of the aforesaid referred to 3.33 acre tract and an angle corner of that certain 6.788 acre tract (10.678 acres save and except 169,575 square feet tract) described in a deed from Stephen L. Thornton, et ux, individually and dba ABBA industrial Park to R. L. Lehman, Jr., et al dated July 6, 1987 and recorded in Volume 688 on Page 215 of the Deed Records of Angelina County, Texas, a 1/2" pipe set for corner in a North boundary line of the said 3.33 acre tract and the South boundary line of the said 6.788 acre tract, said bolt witnessed by the Northwest corner of the said 3.33 acre tract and the Southwest corner of the said 6.788 acre tract bearing S 88 deg 58' 45" W 243.83 feet;

THENCE S 79deg 11' 50" E (called S 76deg 37' E) with the North boundary line of the said 3.33 acre tract and the South boundary line of the said 6.788 acre tract, at 30.00 feet a 1/2" pipe set for corner witnessed by a 1/2" rod bearing S 79deg 11' 50" E, 975.79 feet;

THENCE S 10deg 48' 10" W severing the said 3.33 acre tract, at 100.00 feet intersect the South boundary line of the said 3.33 acre tract and the North boundary line of that certain 14.601 acre tract described in a deed from Home Savings and Loan Association of Lufkin, Texas, to R. L. Lehman, Jr. dated September 8, 1987 and recorded in Volume 695 on Page 738 of the Deed Records of Angelina County, Texas, a 1/2" pipe set for corner witnessed by a 1/2" rod bearing S 79deg 11' 50" E 1001.44 feet;

THENCE N 79deg 11' 50" W (called N 76deg 37' W) with the South boundary line of the said 3.33 acre tract and the North boundary line of the said 14.601 acre tract, at 30.00 feet a 1/2" pipe set for corner witnessed by a 1/2" rod found for an angle corner of the said 3.33 acre tract and an angle corner of the said 14.601 acre tract bearing N 79deg 11' 50" W 169.78 feet;

THENCE N 10deg 48' 10" E severing the said 3.33 acre tract, at 100.00 feet the point and place of beginning and containing 0.069 acre of land, more or less, commonly known as 2509 Martin Luther King Drive, Lufkin, Texas 75904; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Catherine Geddie, Donna Caddenhead, Heather Golden, Jabria Foy, Kara Riley, Sheryl LaMont, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred under the Note and/or in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Valiant Direct Lending, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, July 07, 2026, being the first Tuesday of such month, at the county courthouse of Angelina County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid

a credit against such indebtedness. The sale will take place at the **Angelina County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1:00 P.M.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, July 07, 2026**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of June 16, 2026.

  
\_\_\_\_\_  
Signature  
**JABRIA FOY**  
\_\_\_\_\_, Substitute Trustee  
Printed Name

Matter No. 2129

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.