

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 2/21/2023	Grantor(s)/Mortgagor(s): CHRISTOPHER WARDELL BROWN, SR., AN UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EUSTIS MORTGAGE GROUP ISAOA / ATIMA, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Planet Home Lending, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2023-00431302	Property County: ANGELINA
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 321 Research Parkway, Meriden, CT 45342
Date of Sale: 7/7/2026	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Angelina County Courthouse Annex, 211 East Shepherd Avenue, Lufkin, TX 75901 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Sheryl LaMont, Sharon St. Pierre, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

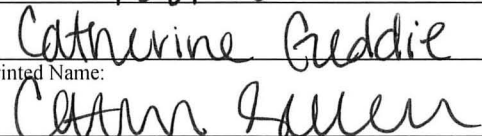
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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: 5/27/2026



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Planet Home Lending, LLC

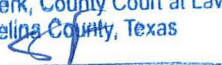
Dated: 5/28/26

Catherine Geddie
Printed Name: 

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED
AT 10:20 O'CLOCK A.M.

MAY 27 2026

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

MH File Number: TX-26-129419-POS
Loan Type: VA

Tejas

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the JOHN EVANS SURVEY, ABSTRACT NO. 830 and being all of that certain 0.624 acre tract described in a deed from Ronald Edmund Merritt, et al to James McCain, et al dated July 22, 2011 and recorded in Instrument No. 2011-00282572 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 at the Northeast corner of the aforesaid referred to McCain 0.624 acre tract and the Northwest corner of that certain 1.864 acre tract described as Tract Number Two in a deed from Gene Martin, et al to Steve Edward Martin, et al dated March 10, 1999 and recorded in Volume 1222 on Page 209 of the Deed Records of Angelina County, Texas, a ½" pipe found for corner in the South right-of-way line of U.S. Highway No. 69, said pipe witnessed by a concrete right-of-way monument bearing N 87° 23' 43" E 311.35 feet, a 1" pipe (1 foot deep) bearing S 20° 21' 44" W 0.79 feet, a ¾" pipe bearing S 65° 18' 05" E 149.53 feet, a power pole bearing S 59° E 2.7 feet, and an end of fence bearing S 09° W 15.0 feet;

THENCE S 20° 21' 44" W with the East boundary line of the said McCain 0.624 acre tract and the West boundary line of the said 1.864 acre tract, at 198.93 feet the Southeast corner of the said 0.624 acre tract and the Northeast corner of that certain 0.645 acre tract described in a deed from Gulf States Home Realty Corp., DBA Granite Consulting Services to Perry James dated August 13, 2003 and recorded in Volume 1829 on Page 322 of the Deed Records of Angelina County, Texas, a ½" pipe found for corner approximately 0.5 feet West of a fence, said pipe witnessed by a ¾" pipe found for a corner of the said 0.645 acre tract and the Southwest corner of the said 1.864 acre tract bearing S 20° 21' 44" E 149.84 feet;

THENCE N 65° 52' 13" W with the South boundary line of the said McCain 0.624 acre tract, the North boundary line of the said 0.645 acre tract, and with in part the North boundary line of that certain 0.582 acre tract described in a deed from Raymon F. Spornhauer, II to Joshua B. Reneau dated July 27, 2007 and recorded in Instrument No. 2007-00232668 of the Deed Records of Angelina County, Texas, at 100.60 feet pass on line a ½" pipe found for the Northwest corner of the said 0.645 acre tract and the Northeast corner of the said 0.582 acre tract, at 146.22 feet the Southwest corner of the said McCain 0.64 acre tract and the Southeast corner of that certain 0.625 acre tract described in a deed from Michael McLeod, et ux to Susan Howard dated June 15, 2018 and recorded in Instrument No. 2018-00367694 of the Deed Records of Angelina County, Texas, a ½" pipe found for corner at a fence corner, said pipe witnessed by a fence corner bearing N 17° W 6.2 feet;

THENCE N 25° 46' 32" E with the West boundary line of the said McCain 0.624 acre tract and the East boundary line of the said 0.625 acre tract, at 198.58 feet the Northwest corner of the said McCain 0.624 acre tract and the Northeast corner of the said 0.625 acre tract, a ½" pipe found for corner in the South right-of-way line of the aforesaid U.S. Highway No. 69 (140 feet wide right-of-way), a ½" pipe set for corner witnessed by a ½" rod found for a Northwest corner of the said 0.625 acre tract bearing N 65° 52' 13" W 127.45 feet, a concrete right-of-way monument bearing N 65° 52' 13" W 641.10 feet, and a concrete right-of-way monument bearing N 53° 32' 45" W 656.20 feet;

THENCE S 65° 52' 13" E with the North boundary line of the said McCain 0.624 acre tract and the South right-of-way line of the said U.S. Highway No. 69, at 127.45 feet the point and place of beginning and containing 0.624 acre of land, more or less.