

FILED
AT 1:40 O'CLOCK P M

JUN 02 2026

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

By 

Notice of Substitute Trustee's Sale

Date: June 1, 2026

Substitute Trustee: Krystal Garcia Riley, and/or Joshua L. McMahon, IV, and/or Rebecca McMahon

Lender: Terry Alan Morgan

Note: Original principal sum of \$37,000.00 dated April 9, 2008

Deed of Trust

Date: April 9, 2008

Grantor: Mario Alfonso Contreras, Jr. and Karina Sida

Lender: Terry Alan Morgan

Information:

That certain Deed of Trust dated April 9, 2008, executed by Mario Alfonso Contreras, Jr. and Karina Sida to Susan Morgan, Trustee for Terry Alan Morgan, recorded as Document Number 2008-00242246, further secured by a Warranty Deed with Vendor's Lien of even date executed by Terry Alan Morgan to Mario Alfonso Contreras, Jr. and Karina Sida, filed for record as Document Number 2008-00242245, of the Official Public Records of Angelina County, Texas.

Property:

Lot No. Five (5), Block No. Five (5) of the PARKVIEW SECOND SUBDIVISION, CITY OF LUFKIN, ANGELINA COUNTY, TEXAS, as the same appears upon the official map or plat of said subdivision, which is of record in Cabinet A, Slide 36A, Map and Plat Records of Angelina County, Texas to which reference is hereby made.

County: Angelina County, Texas

Date of Sale (first Tuesday of month): July 7, 2026

Time of Sale: 1:00 p.m., or within three hours thereafter.

Place of Sale: The Angelina County Courthouse Annex Building located at 211 E. Shepherd Avenue, Lufkin, Texas in the hallway outside the Commissioner's Courtroom; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections or, if the preceding area is no longer the designated

area, at the area most recently designated by the County Commissioner's Court.

Susan Morgan is Trustee under the Deed of Trust. Lender has appointed Krystal Garcia Riley, and/or Joshua L. McMahon IV, and/or Rebecca McMahon as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Krystal Garcia Riley, Substitute Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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.