

FILED
AT 11:04 O'CLOCK A.M.

JUN 16 2026

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

Our Case No. 26-04430-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF ANGELINA

Deed of Trust Date:
May 26, 2011

Property address:
1404 EDGEWOOD CIR
LUFKIN, TX 75904

Grantor(s)/Mortgagor(s):
CHAUNDRA HUNT, A FEME SOLE

LEGAL DESCRIPTION: Being all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the V. MITCHELL SURVEY ABSTRACT NO. 29 and being a part or portion of Lot No. 6, Block No. 12 of the Idlewood Subdivision as recorded in Cabinet A, on Slide 137-B and Slide 138-A of the Map and Plat Records of Angelina County, Texas. (being same tract of land described in a Deed from Charles Ray Carlisle et ux to John David Curry and wife, Paula S. Curry, dated July 30, 1992 and recorded in Volume 883, on Page 350 of the Real Property Records of Angelina County, Texas), to which reference is hereby made and said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the North corner of the aforesaid referred to Lot No. 8, same being East corner of Lot No. 7, of the aforesaid Block No. 12, a 1/2" iron pipe found for corner of the Northwest Right-of-way line of Edgewood Street;
THENCE S 45° 03' 00" E, (Ref. Bearing), with the Northeast Boundary line of the said Lot No. 8 and with the Northwest Right-of-way line of the aforesaid Edgewood Street, at 115.00 feet, the East Corner of the aforesaid Curry tract, same being the forth corner of that certain tract of land described in a Deed to Jackson L. Lee et ux, dated April 16, 1987 and recorded in Volume 678, on Page 751 of the Real Property Records of Angelina County, Texas, a 1/2" iron pipe found for corner:

THENCE S 44° 57' 00" W, with the Southeast Boundary Line of the said Curry tract, same being the Northwest Boundary Line of the aforesaid Lee tract, at 184.90 feet (called 185.00 feet), the South corner of the said Curry tract, same being the North Corner of the said Lee tract, a 1/2" iron rod set for corner on the Southwest Boundary line of the said Lot No. 8, same being the Northeast Boundary line of Lot No. 2, of the said Block No. 12, from which a 1/2" iron pipe found (bent) bears N 09° 58' 46" W 0.19 feet;

THENCE N 45° 03' 00" W, with the Southwest Boundary line of the said Lot No. 8 and with the Northeast Boundary line of the aforesaid Lot No. 2, at 115.00 feet, the West corner of the said Lot No. 8, the South corner of the aforesaid Lot No. 7, the North corner of the said Lot No. 2 and the East corner of Lot No. 1, of the said Block No. 12, a 1/2" iron pipe found for corner;

THENCE 44° 57' 00" E, with the Northwest Boundary line of the said Lot No. 8 and with the Southwest Boundary line of the said Lot No. 7, at 184.90 feet, (called 185.00 feet), the point and place of beginning and containing 0.488 acre of land, more or less.

Original Mortgagee:
THE UNITED STATES OF AMERICA ACTING THROUGH THE
RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED
STATES DEPARTMENT OF AGRICULTURE, ITS SUCCESSORS AND
ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL
HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED
STATES DEPARTMENT OF AGRICULTURE

Date of Sale: AUGUST 4, 2026

Property County: ANGELINA

Original Trustee: FRANCISCO VALENTIN JR

Recorded on: June 2, 2011
As Clerk's File No.: 2011-00280722

Substitute Trustee:
Resolve Trustee Services, LLC, Marinosci Law Group, PC

Mortgage Servicer:
UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL
HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED
STATES DEPARTMENT OF AGRICULTURE

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

Resolve

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Resolve Trustee Services, LLC, Marinosci Law Group, PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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 Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, AUGUST 4, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter. 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 be conducted at the Angelina County Courthouse Annex, 211 East Shepherd Avenue, Lufkin, TX 75901 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

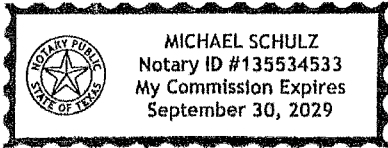
WITNESS MY HAND, 6-15-26

MARINOSCI LAW GROUP, P.C.
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 15 day of June 2026, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



[Signature]
Notary Public for the State of TEXAS
My Commission Expires: 9-30-29
Michael Schulz
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE
P.O. Box 66889
St. Louis, MO 63166
Our File No. 26-04430

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001