

FILED
AT 10:49 O'CLOCK A.M.

JUL 13 2026

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

Our Case No. 25-07106-FC

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

THE STATE OF TEXAS
COUNTY OF ANGELINA

Deed of Trust Date:
July 10, 1997

Property address:
602 ASH ST
DIBOLL, TX 75941

Grantor(s)/Mortgagor(s):
IZORA S. FINLEY FEME SOLE

LEGAL DESCRIPTION: See exhibit A

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: STEVEN A. CARRIKER

Recorded on: July 10, 1997
As Clerk's File No.: 1111/773

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.

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, 7-8-26

MARINOSCI LAW GROUP, P.C.

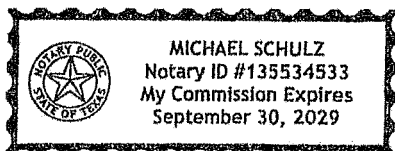
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 9 day of July 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)



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. 25-07106

Return to:

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

[Signature]

EXHIBIT A

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS OUT OF THE ANTONIO CHEVANO LEAGUE, ABSTRACT NO. 9 AND BEING A PART OR PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM A. C. HALL ET UX TO MRS. IZORA FINLEY, FILED MAY 12, 1967 AND RECORDED IN VOLUME 335, ON PAGE 537 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO IZORA FINLEY TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN 0.26 ACRE TRACT OF LAND OWNED BY SOUTHWEST SAVING ASSOCIATION, BY TRANSFER AND ASSIGNMENT, FILED DEC. 7, 1988 AND RECORDED IN VOLUME 746, ON PAGE 573, (DEED TO WOODFEE PETERS ET UX, FILED OCTOBER 3, 1963 AND RECORDED IN VOLUME 283, PAGE 577) OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON PIPE FOUND FOR CORNER ON THE SOUTH BOUNDARY LINE OF THAT CERTAIN .305 ACRE TRACT OF LAND DESCRIBED IN A DEED TO B. B. PHIPPS ET UX, FILED MAY 9, 1955 AND RECORDED IN VOLUME 190, ON PAGE 463 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS;

THENCE N 71° 00' 00" E, (REF. BEARING), WITH THE NORTH BOUNDARY LINE OF THE SAID IZORA FINLEY TRACT, IN PART WITH THE SOUTH BOUNDARY LINE OF THE AFORESAID .305 ACRE TRACT (CALLED N 73° 30' E) AND IN PART WITH THE SOUTH BOUNDARY LINE OF THAT CERTAIN .58 ACRE TRACT OF LAND OWNED BY LUCILLE CARTER GRIFFIN BY AFFIDAVIT OF HEIRSHIP, FILED OCTOBER 14, 1981 AND RECORDED IN VOLUME 524, ON PAGE 525, (DEED TO WOODFEE PETERS ET UX, FILED DECEMBER 20, 1956 AND RECORDED IN VOLUME 205, PAGE 363) OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, (CALLED N 71° E), AT 43.25 FEET, THE NORTHEAST CORNER OF THE SAID IZORA FINLEY TRACT, SAME BEING AN ANGLE CORNER OF THE AFORESAID .58 ACRE TRACT AND THE MOST SOUTHERN NORTHWEST CORNER OF THAT CERTAIN 0.19 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LUCILLE GRIFFIN, FILED AUGUST 11, 1977 AND RECORDED IN VOLUME 460, ON PAGE 495 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON ROD SET FOR CORNER: THENCE S 18° 44' 28" E. WITH THE EAST BOUNDARY LINE OF THE SAID IZORA FINLEY TRACT, (CALLED S 16° E), IN PART WITH THE MOST SOUTHERN WEST BOUNDARY LINE OF THE AFORESAID 0.19 ACRE TRACT, (CALLED S 17° E) AND IN PART WITH THE WEST BOUNDARY LINE OF THAT CERTAIN 0.334 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LILLIAN FAYE MITCHELL, FILED JUNE 18, 1996 AND RECORDED IN VOLUME 1062, ON PAGE 176 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, (CALLED S 17 E), AT 123.68 FEET, INTERSECT THE NORTH MARGIN LINE OF ASH STREET, A 1/2" IRON ROD SET FOR CORNER; THENCE S 67° 51' 32" W, WITH THE NORTH MARGIN LINE OF THE AFORESAID ASH STREET, AT 50.34 FEET, INTERSECT THE WEST BOUNDARY LINE OF THE SAID IZORA FINLEY TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE AFORESAID 0.26 ACRE TRACT, A 1/2" IRON ROD FOUND FOR CORNER; THENCE N 15° 34' 20" W, WITH THE WEST BOUNDARY LINE OF THE SAID IZORA FINLEY TRACT AND WITH THE EAST BOUNDARY LINE OF THE SAID 0.26 ACRE TRACT, (CALLED N 16 W), AT 126.66 FEET, THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.134 ACRE OF LAND, MORE OR LESS.