

STATE OF TEXAS §
 §
COUNTY OF ANGELINA §

FILED
AT 2:03 O'CLOCK P.M.
JUN 20 2025
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

NOTICE OF FORECLOSURE SALE

Date: June 13, 2025

Deed of Trust Security Agreement dated November 4, 2021 but effective as of November 1, 2021:

Dated: November 4, 2021 but effective as of November 1, 2021

Grantor: Eugene Edward Lynn and Alice Louise Scott

Trustee: Jason S. Armstrong

Beneficiary/Lender: Yancy Kevin Jeffrey

Recorded in: Angelina County, Texas Real Property Records as
Instrument No. 2021-00414086

Secures: Promissory Note dated November 4, 2021 but effective as of
November 1, 2021 ("Note") in the original principal amount
of \$78,000.00, executed by Eugene Edward Lynn and Alice
Louise Scott and payable to the order of Lender, Yancy
Kevin Jeffrey and all other indebtedness of Yancy Kevin
Yancy.

Original Property: The real property improvements and personal property
described in the attached Exhibit A

Substitute Trustee: Jason S. Armstrong

Foreclosure Sale:

Date: August 5, 2025

Time: The sale of the Property ("Foreclosure Sale") will take place
between the hours of 10:00 a.m. and 4:00 p.m. local time;
the earliest time at which the Foreclosure Sale will begin is
10:00 a.m.

Place: The Commissioner's Courtroom at the Angelina County Courthouse Annex, in the area designated by the County Commissioners Court, 211 E. Sheppard Av., Lufkin, Texas 75904.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the owner and holder of the Note, has requested Trustee to sell the Property.

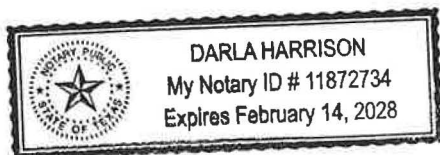
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Beneficiary's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.


JASON S. ARMSTRONG

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This instrument was acknowledged before me on the 20 day of June, 2025, by JASON S. ARMSTRONG.




Notary Public, State of Texas

EXHIBIT A

Being all that certain 104 feet by 200 feet lot, tract or parcel of land lying and situated in Angelina County, Texas, and being the Southeast 70 feet of Lot Number Ninety Six (96) and the Northwest 34 feet of Lot Number Ninety Five (95), Block Number One (1) of the IDLEWOOD SUBDIVISION, in Angelina County, Texas, as the same appears upon the official map or plat of said Subdivision of record in Cabinet A, Slide 137-B of the Map and Plat Records of Angelina County, Texas.

And a

1998 Spirit Manufactured Home represented by Serial Number (Section 1) SCAR43982866341635A and (Section 2) SCAR43982866341635B.