

FILED
AT NOCLOCK PM

JUN 30 2025

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

Notice of Substitute Trustee's Sale

Date: June 30, 2025

Substitute Trustee: Scott C. Skelton and/or Krystal Garcia Riley

Substitute Trustee's Address: 1616 S. Chestnut Ave
Lufkin, Texas 77351

Lender: UBank

Note: Original principal sum of \$244,800.00, dated January 29, 2021

Texas Home Equity Security Instrument:

Date: January 29, 2021

Grantor: Thomas Bengé, a/k/a Thomas M. Bengé, and Carylön Bengé, a/k/a Carylön S. Bengé

Lender: UBank

Recording information: Texas Home Equity Security Instrument (First Lien), dated January 29, 2021, and filed of record on February 3, 2021, as Instrument No. 2021-00403385 of the Official Public Records of Angelina County, Texas.

Property: All that certain lot, tract, or parcel of land lying and situated in Angelina County, Texas, and being Lot Two (2), Bengé's Highway 69 Subdivision to Angelina County, as the same appears upon the official map or plat, which is of record in Cabinet E, Slide 134-B, Map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes, which currently has the address of 2755 Hwy 69 N, Lufkin, Texas 75904.

County: Angelina County, Texas

Date of Sale (first Tuesday of month): August 5, 2025

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

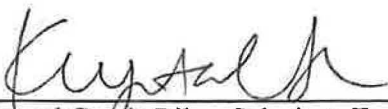
Place of Sale: The Angelina County Courthouse Annex Building located at 211 E. Shepherd Avenue, Lufkin, Texas; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or

elections or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Justin Armstrong is Trustee under the Texas Home Equity Security Instrument (First Lien). Lender has appointed Scott C. Skelton and/or Krystal Garcia Riley as Substitute Trustee under the Texas Home Equity Security Instrument (First Lien). 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.

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.



Krystal Garcia Riley, Substitute Trustee