

FILED
AT 2:10 O'CLOCK P M

JUL 11 2025

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

By [Signature]

Notice of Substitute Trustee's Sale

Date: July 11, 2025

Substitute Trustee: Jim J. Barrett and/or Krystal G. Riley

Substitute Trustee's Address: 1616 S. Chestnut
Lufkin, Texas 75901

Lender: James Ray Carr and Catherine Carr

Note: Original principal sum of \$49,000.00 dated March 22, 2017

Deed of Trust

Date: March 22, 2017

Grantor: Auther Richard and Clela Richard

Lender: James Ray Carr and Catherine Carr

Recording Information:

That certain Deed of Trust dated March 22, 2017, executed by Auther Richard and Clela Richard to James Ray Carr, Trustee for James Ray Carr and Catherine Carr, recorded as Document Number 2017-00350680, further secured by a Warranty Deed with Vendor's Lien of even date executed by James Ray Carr and Catherine Carr to Auther Richard and Clela Richard, filed for record as Document Number 2017-00350679 of the Official Public Records of Angelina County, Texas.

Property:

Being all that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being Lot No. Six (6), Block No. Two (2) of the OAK GROVE PLACE ADDITION to the City of Lufkin, Texas, as the same appears upon the official map or plat of said addition of record in Cabinet B, Slide 37-A&B of the Map and Plat Records of Angelina County, Texas.

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 in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; 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.

Jerry Ray Carr is Trustee under the Deed of Trust. Lender has appointed Jim J. Barrett and/or Krystal G. Riley 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.

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.


Jim J. Barrett, Substitute Trustee