

FILED
AT 1:00 O'CLOCK PM

AUG 27 2026

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

By CR

Notice of Substitute Trustee's Sale

Date: August 25, 2026

Substitute Trustee: Krystal Garcia Riley, and/or Joshua L. McMahon, IV, and/or
Rebecca McMahon

Lender: Glen Cox

Note: Original principal sum of \$95,000.00 dated September 1, 2018

Deed of Trust

Date: September 1, 2018

Grantor: Oscar R. Payan and Ana M. Lopez

Lender: Glen Cox

Information:

That certain Deed of Trust dated September 1, 2018, executed by Oscar R. Payan and Ana M. Lopez to Nelda Ruby, Trustee for Glen Cox, recorded as Document Number 2018-00371069, further secured by a Warranty Deed with Vendor's Lien of even date executed by Glen Cox to Oscar R. Payan and Ana M. Lopez, filed for record as Document Number 2018-00371070, of the Official Public Records of Angelina County, Texas.

Property:

Being Lot No. Thirteen (13), Block No. Four (4), Old Orchard Addition, Section A, an addition to the City of Lufkin, Texas of record in Cabinet A, Slide 97-A of the Map and Plat Records of Angelina County, Texas.

County: Angelina County, Texas

Date of Sale (first Tuesday of month): October 6, 2026

Time of Sale: 1:00 p.m., 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; 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.

Nelda Ruby is Trustee under the Deed of Trust. Lender has appointed Krystal Garcia Riley, and/or Joshua L. McMahon, IV, and/or Rebecca McMahon as Substitute Trustees 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.



Krystal Garcia Riley, Substitute Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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.