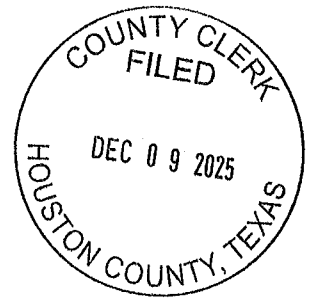


NOTICE OF SUBSTITUTE TRUSTEE'S SALE



Date: December 8, 2025

Deed of Trust:

Grantor: RAYMOND BENJAMIN BARLASS
Grantor's County: HOUSTON COUNTY, TEXAS
Beneficiary: SAMUEL ARMSTEAD JR. and ROSIE MARIE ARMSTEAD
Substitute Trustee: ANTHONY J. KING
Trustee's Address: 115 E 6th Street, Rusk, Texas 75785
Recording Information: Vol. 2024, Page 4055, Official Records of Houston County, Texas.

Property:

Tract One:

Being 0.15 acre of land out of and a part of the JOHN HAGAN SURVEY, A-39, Houston County, Texas, and being out of and a part of a 45.5 acre tract as described in a deed to Hugh Parker, dated March 6, 1945, and being recorded in Volume 229, Page 555 of the Houston County Deed Records which 0.15 acre of land is more particularly described by metes and bounds as follows:

BEGINNING on an iron Rod for the SE corner of the Jessie Benton lot and being in the NWBL of State Hwy #19;

THENCE S 31 deg. 30' W with the NW R.O.W. line, 60.0 feet to Iron Rod (set) for corner in same;

THENCE N 58 deg. 30' W 108.0 feet to Iron Rod (set) for corner;

THENCE N 31 deg. 30' W 60.0 feet to Iron Pipe (found) for the SW corner of said Jessie Benton lot;

THENCE S 58 deg. 30' E 108.0 feet to PLACE OF BEGINNING and containing 0.15 acre of land, as surveyed May 23, 1972, by C.R. Hodges, a Registered Public Surveyor No. 1645, Texas.

TRACT TWO:

BEGINNING on found con. mon. for the S.E. corner of a 0.15 acre lot owned by Samuel Armstead and being in the N.W. boundary line of State Hwy. No. 19;

THENCE S 31°30' W with the North West R.O.W. line of said Hwy. 64.0 feet to con. mon. set for corner in same;

THENCE 55°19'40" W 108.42 feet to con. mon. set for corner;

THENCE 31°45' E 58.0 feet to con mon. set for corner same being the S.W. corner of said 0.15 acre lot;

THENCE S 58°30' E 108.0 feet to the **PLACE OF BEGINNING** and containing 0.151 acre of land.

Note:

Date: December 9, 2024

Amount: SEVEN THOUSAND and NO/100 (\$7,000.00) DOLLARS

Debtor: RAYMOND BENJAMIN BARLASS

Holder: SAMUEL ARMSTEAD JR. AND ROSIE MARIE ARMSTEAD

Date of Sale of Property: January 6, 2026

Earliest Time of Sale of Property: 10:00 A.M. or within 6 Hours of same

Place of Sale of Property: THE EASTSIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS INCLEMENT WEATHER, THEN THE FIRST FLOOR LOBBY OF THE HOUSTON COUNTY COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONERS COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 8th day of December, 2025, appoint, ANTHONY J. KING, as Substitute Trustee;

WHEREAS, the said RAYMOND BENJAMIN BARLASS, has made default in the payment and financial obligation therein and of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, SAMUEL ARMSTEAD JR. AND ROSIE MARIE ARMSTEAD, the said beneficiary, has requested to exercise the power of sale;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of January, 2026, beginning no earlier than 10:00 o'clock A.M. and taking place not later than six (6) hours after that time, Anthony J. King at the request of the Noteholder, as Substitute Trustee, will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Crockett, Houston County, Texas, to the highest bidder for cash, to satisfy the indebtedness secured by the lien of the Deed of Trusts described above. The designated area by the Commissioners' Court of Houston County, Texas, pursuant to TEX.PROP.CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Crockett, Houston County, Texas,

WITNESS MY HAND this 8th day of December, 2025.


ANTHONY J. KING, Trustee

Notice pursuant to Section 51.002, Texas Property Code:

"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."