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BY: *Sherry Wark*
CLERK

NOTICE OF FORECLOSURE SALE

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.

1. *Property to Be Sold.* The property to be sold is described as follows:

Being a 5.030 acre tract or parcel of land in the J. P. KELLY SURVEY, ABSTRACT NO. 1135, Newton County, Texas, and being that same 5.00 acre tract conveyed to Carolyn Campbell Duhon, by deed recorded in Volume 720, Page 822, Deed Records, Newton County, Texas, said 5.030 acre tract being more particularly described in Exhibit "A" attached hereto.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in at Clerk's File No. 2020169112 in the Official Public Records of Real Property of Newton County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: January 6, 2026.

Time: The sale of the Property will be held 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 1:00 P.M. and not later than three hours thereafter.

Place: The south wall, within ten feet of the front door of the building located near the middle of the block facing U.S. Highway 190 on the north side of the courthouse square in Newton, Newton County, Texas, which said building is owned by and houses the Newton Central Appraisal District or in the area designated by the commissioner's court, pursuant to section 51.002 of the Texas Property Code.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust and to ad valorem taxes owing against property.

The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by KEAN NAVUTH.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$78,000.00 executed by KEAN NAVUTH and payable to JOEY ALTON PFLEIDER, who is the current owner and holder of the Obligations and the beneficiary under the Deed of Trust, recorded in Instrument No. 2020169112, Official Public Records of Newton County, Texas.

The principal balance on the note is \$44,754.08, plus all unpaid accrued interest thereon, reimbursement for ad valorem taxes paid by beneficiary and attorney fees and expenses. Questions concerning the sale may be directed to the undersigned or to the noteholder and beneficiary of the deed of trust, JOEY ALTON PFLEIDER, P. O. BOX 1587, MAURICEVILLE, TEXAS 77626, 409-658-8093.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: December 2nd, 2025.

/s/ George B. Barron

GEORGE B. BARRON
BARRON LAW OFFICE, PLLC
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P.O. Box 279
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Telephone (409) 886-3090
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Texas State Bar No. 01817500
SUBSTITUTE TRUSTEE



Anderson Surveying & Mapping, Inc.

P. O. Box 692
Bridge City, TX 77611
(409) 735-6161 Fax (409) 735-5544

LEGAL DESCRIPTION 5.030 ACRE TRACT

January 6, 2020

Being a 5.030 acre tract or parcel of land in the J.P. KELLY SURVEY, ABSTRACT No.1135, Newton County, Texas, and being that same 5.00 acre tract conveyed to Carolyn Campbell Duhon, by deed recorded in Volume 720, Page 822, Deed Records, Newton County, Texas, said 5.030 acre tract being more particularly described as follows;

BEGINNING at a concrete monument found for the Northeast corner of said 5.00 acre tract and said this tract, the Westerly right-of-way line of State Highway 87, the lower North line of said J.P. KELLY SURVEY, ABSTRACT No.1135 and the upper South line of the GEORGE HAYDEN SURVEY, ABSTRACT No.919;

THENCE along an arc of a curve to the right having a radius of 2779.74 feet, and a central angel of 06 Deg. 53 Min. 35 Sec. for an arc distance of 334.42 feet, to a broken concrete monument found for corner. The chord of said curve bears South 12 Deg. 15 Min. 14 Sec. East, for a distance of 334.22 feet;

THENCE South 08 Deg. 54 Min. 22 Sec. East, along and with the Easterly line of said 5.00 acre tract and said this tract, and the Westerly right-of-way line of said State Highway 87, for a distance of 886.88 feet, to a 2" iron pipe found for the Southeast corner of said 5.00 acre tract and said this tract, and the Westerly right-of-way line of said State Highway 87;

THENCE North 89 Deg. 59 Min. 23 Sec. West, along and with the Southerly line of said 5.00 acre tract and said this tract, for a distance of 284.51 feet, to a concrete monument found for the Southwest corner of said 5.00 acre tract and said this tract, and the lower West line of said J.P. KELLY SURVEY, and the lower East line of said GEORGE HAYDEN SURVEY;

THENCE North 00 Deg. 36 Min. 00 Sec. East, along and with the Westerly line of said 5.00 acre tract and said this tract, (Basis of Bearings) for a distance of 1200.35 feet to a broken concrete monument found for the Northwest corner of said 5.00 acre tract and said this tract, and the most Westerly Northwest corner of said J.P. KELLY SURVEY, same being an interior corner of said GEORGE HAYDEN SURVEY;

THENCE North 87 Deg. 47 Min. 43 Sec. East, along and with the Northerly line of said 5.00 acre tract and said this tract, and the lower North line of said J.P. KELLY SURVEY,

EXHIBIT "A"

and the upper South line of said GEORGE HAYDEN SURVEY, for a distance of 63.75 feet, to the POINT OF BEGINNING, and containing 5.030 Acres of land, more or less.

Given under my hand and seal this 6th day of January,
2020.



Steve Boucher

Steven Boucher
Registered Professional Land Surveyor No. 5056
Job#19-0497