

AMENDED NOTICE OF TRUSTEE'S SALE

FILED
4:18 O'CLOCK P.M.
DEC 02 2025

Date: December 1, 2025

Trustee: Chance Law Firm, PLLC

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

Mortgagee: Alison Smith Interiors, L.L.C., a Texas limited liability company (by assignment from Conner Family Trust)

By *SF*

Note: Dated October 11, 2012 in the original principal amount of \$45,400.00

Deed of Trust

Date: October 11, 2012

Grantor: Francisco Espinoza and Cintya Mirely Colon

Mortgagee: Alison Smith Interiors, L.L.C. (by assignment from Conner Family Trust)

Recording information: Deed of trust from Francisco Espinoza and Cintya Mirely Colon, recorded in Instrument No. 2012-00298709, Official Public Records of Angelina County, Texas, and having been transferred to Alison Smith Interiors, L.L.C. by transfer of note and lien recorded in Instrument No. 2022-00427611 in the Official Public Records of Angelina County, Texas.

Property: The real property located in Angelina County, Texas described in the attached **Exhibit A**.

County: Angelina County, Texas

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

Time of Sale: Between the hours of 9:00 a.m. and 12:00 p.m.

Place of Sale: Angelina County Courthouse Annex Building, 211 E. Shepherd Avenue, Lufkin, Angelina County, Texas in the hallway outside of the Commissioners' Courtroom.

Mortgagee has instructed Trustee to offer the Property for sale toward satisfaction of the Note.

Notice is given that on the Date of Sale, 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.

The foreclosure 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 foreclosure 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. For the avoidance of doubt, the foreclosure sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Mortgagee. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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 to Chance Law Firm, PLLC, 2009 Tulane Drive, Lufkin, Texas 75901.

CHANCE LAW FIRM, PLLC

By: 
Logan Corley, Attorney

EXHIBIT A

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being LOT FOUR (4), BLOCK ONE (1), of the OAK GROVE PLACE ADDITION, an addition to the City of Lufkin, Angelina County, Texas of record in Cabinet B, Slide 37-B of the official Map or Plat Records of Angelina County, Texas to which reference is here made for any and all purposes.