

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 3:36 O'CLOCK P.M.
MAY 12 2025
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

Date: May 12, 2025
Substitute Trustee: Jeff S. Chance
Mortgagee: Pearson Financial Corporation P-S Pension Plan
Note: Dated March 10, 2017 in the original principal amount of \$50,720.00

Deed of Trust

Date: March 10, 2017
Grantor: Leonel Flores and Marisela Orta
Mortgagee: Pearson Financial Corporation P-S Pension Plan
Recording information: Deed of trust from Leonel Flores and Marisela Orta, recorded in Instrument No. 2017-00354195, 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): June 3, 2025

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 Commissioners' Courtroom.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward 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.

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
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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, Substitute 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 Substitute 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.



Jeff S. Chance, Substitute Trustee

EXHIBIT "A"

PROPERTY COMMONLY KNOWN AS:
600 BREMOND, LUFKIN, TX 75904
ANGELINA COUNTY TAX ID. 43351

All that certain tract or parcel of land lying situated in Lufkin, Angelina County, Texas, on the J. L. QUINALTY LEAGUE, and being a part of Block No. 97 of the City of Lufkin, Texas and being all of that certain tract described in deed from R. A. Kennedy and wife, May Kennedy, and A. C. Kennedy and wife, Bess Kennedy to Evelyn McDermott, dated March 2, 1939 and recorded in Volume 90, Page 166 of the Deed Records of Angelina County, Texas, said tract being described by metes and bounds as follows:

BEGINNING at the N.W. Corner of Block 97, same-being the point of intersection of the East line of North 6th Street with the South line of Bremond Avenue;

THENCE S 70 deg. 00 min. East with the South line of Bremond Avenue, at 150.0 feet a stake for corner;

THENCE South 20 deg. 00 min. West, at 75.0 feet a stake for corner;

THENCE North 70 deg. 00 min. West, parallel with the South line of Bremond Avenue, at 150.0 feet intersect the East line of North 6th Street, a stake for corner;

THENCE North 20 deg. 00 min. East, with the East line of North 6th Street, at 75.0 feet to the Place of Beginning.