

FILED
AT 4:05 O'CLOCK P.M.

SEP 09 2025

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

Notice of Foreclosure Sale

September 9, 2025

2019-00377275 ("Deed of Trust"):

Dated: February 1, 2019

Grantor: Steven Mosses Martinez

Trustee: Mike Pearson

Lender: Mike Pearson

Recorded in: 2019-00377275 of the real property records of Angelina County, Texas.

Legal Description:

Tracts being a part or portion of Block No. Nine (9) of the COLLINS ADDITION (unrecorded subdivision) in the City of Huntington, Texas, being situated in the S.S. SCARBOROUGH SURVEY, ABSTRACT NO. 597, and being described as Tracts 6 and 7 in that certain Special Warranty Deed from Benita Kay Burgess Pearson and Charley Glenn Burgetss to Mary Lee Burgess, recorded in Volume 614, Page 74 of the Deed Records of Angelina County, Texas, described as follows:

TRACT ONE:

Being the same tract as described in a deed from J. A. Mayes, et us to Ben Burgess and wife, Mary Lee Burgess, dated March 1, 1971 and recorded in Volume 174, Page 528 of the Deed Records of Angelina County, Texas.

TRACT TWO:

Being the same tract as described in a deed from Jack Skelton to Ben Burgess and wife, Mary L Burgess, dated October 2, 1947 and recorded in Volume 130, page 249 of the Deed Records of Angelina County, Texas.

See Exhibit "A" attached hereto.

Secures: Promissory Note ("Note") in the original principal amount of \$94,800,000.00, executed by Steven Mosses Martinez ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, October 7, 2025

- 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:** Angelina County Commissioners Court and Annex at 211 East Shepherd Ave., Lufkin, Texas 75901; or the front steps of the entrance to the Angelina County Commissioners Court and Annex on Shepherd Street if the courtroom is closed for holidays, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court location:
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Mike Pearson's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Mike Pearson, the owner and holders of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Mike Pearson's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Mike Pearson's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Mike Pearson passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

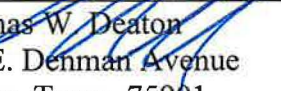
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Mike Pearson. 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.



Thomas W. Deaton
103 E. Denman Avenue
Lufkin, Texas 75901
Telephone (936) 637-7778
Telecopier (936) 637-7784

EXHIBIT "A"

(Page 1 of 2)

Tracts being a part or portion of Block No. Nine (9) of the COLLINS ADDITION (unrecorded subdivision) in the City of Huntington, Texas, being situated in the S. S. SCARBOROUGH SURVEY, ABSTRACT NO. 597, and being described as Tracts 6 and 7 in that certain Special Warranty Deed from Benita Kay Burgess Pearson and Charley Glenn Burgess to Mary Lee Burgess, recorded in Volume 614, page 74 of the Deed Records of Angelina County, Texas, described as follows:
(ACAD ID #43814)

TRACT ONE:

Being the same tract as described in a deed from J. A. Mayes et ux to Ben Burgess and wife, Mary Lee Burgess, dated March 1, 1971 and recorded in Volume 374, Page 528 of the Deed Records of Angelina County, Texas.

all that certain

tract, lot or parcel of land lying and being situated in the town of Huntington, Angelina County, Texas, and being a part of Block No. 9,

of the G. M. Collins Addition to the town of Huntington as shown by the Map and Plat of said addition of record in the Deed Records of Angelina County, Texas, to which reference is here made, and described by metes and bounds as follows:

Beginning at a point 150' E. of the W. B. L. of a certain one acre tract of land conveyed out of said Block No. 9 to R. E. Fancher by Mrs. B. L. Collins, Sr., by deed dated February 15, 1943, and recorded in Vol. 103, page 502 of the Deed Records of Angelina County, Texas, said beginning point being the S. E. Corner of the Thornhill Lot, a stake for corner;

Thence E. along the S. B. L. of said one acre tract, aforesaid, and continuing Eastwardly 214.7' past the S. E. corner of said one acre tract above mentioned, and continuing to the S. E. Corner of a certain tract of land conveyed to R. E. Fancher by Mrs. B. L. Collins, Sr., by deed dated January 12, 1944, recorded in Vol. 126, page 198, of the Deed Records of Angelina County, Texas, a stake for corner;

Thence N. along the E. B. L. of said last above mentioned tract of land to a point in the N. B. L. of Block 9 a distance of 208.3 ft. a stake for corner in said N. B. L.;

Thence W. along the N. B. L. of Block 9 214.7 ft. to a stake for cor. in said N. B. L., which stake is 150' E. of the N. W. Cor. of said Block 9;

Thence S. 208.3 yrs. to the place of beginning.

EXHIBIT "A"
(Page 2 of 2)

TRACT TWO:

Being the same tract as described in a deed from Jack Shelton to Ben Burgess and wife, Mary L. Burgess, dated October 22, 1947 and recorded in Volume 130, Page 249 of the Deed Records of Angelina County, Texas.

all that

certain that certain piece, lot, tract or parcel of land lying and being situated in Angelina County, Texas, and being the East half of a certain one acre tract, a part of Block 9 of the Collins Addition to the town of Huntington, Texas, which one acre tract was conveyed by Mrs. B. L. Collins, Sr. a feme sole, to Jack Shelton, by deed dated September 11, 1943, of record in Vol. 106, page 137, of the Deed Records of Angelina County, Texas, to which reference is hereby made for all purposes, and which one-half acre tract herein conveyed is described by metes and bounds as follows:

BEGINNING at a point in the South boundary line of said Block No. 9, which point is the Southeast corner of said one acre tract;

THENCE North with the East boundary line of said one acre tract 43 vrs. to the Northeast corner of said one acre tract;

THENCE West with the North boundary line of said one acre tract 65.65 vrs. to a point for corner;

THENCE South parallel with the East and West boundary lines of said one acre tract, 43 vrs. to a point in the South boundary line of said one acre tract and said Block No. 9;

THENCE East with the South boundary line of said one acre tract and said Block No. 9 to a point 65.65 vrs. to the place of beginning.