

NOTICE OF TRUSTEE'S SALE

FILED
AT 4:00 O'CLOCK P.M.
NOV 07 2023

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
B. *AMF*

Date: November 7, 2023
Trustee: Jeff S. Chance
Mortgagee: Pearson Financial Corporation P-S Pension Plan
Note: Dated October 7, 2022 in the original principal amount of \$119,999.00

Deed of Trust

Date: October 7, 2022
Grantor: Shatterreya Freeney and Billy Dyson
Mortgagee: Pearson Financial Corporation P-S Pension Plan
Recording information: Deed of trust from Shatterreya Freeney and Billy Dyson, recorded in Instrument No. 2022-00427345, 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 2, 2024

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

Place of Sale: Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas in the hallway outside of the Commissioners' Courtroom adjacent to the atrium.

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
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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, 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.



Jeff S. Chance, Trustee

EXHIBIT A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the V. MICHELLI SURVEY, ABSTRACT NO. T4 and being all of that certain 0.500 acre tract described in a deed from Marrie Weisinger Williams to Anita L. Weisinger dated December 6, 2000 and recorded in Volume 1335 on Page 54 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of the aforesaid referred to 0.500 acre tract and a Northwest corner of that certain 6 acre tract described as Tract One in a deed from Peggy Mooring to Troy L. Johnson, et ux dated June 11, 1998 and recorded in Volume 11.60 on Page 28 of the Real Property Records of Angelina County, Texas, a 1/2" pipe set for corner in the East right-of-way line of F.M. Highway No. 2021 (80 feet wide right-of-way), said rod witnessed by a 1/2" rod bearing S 68° 47' 50" W 0.62 feet, a fence corner post called to be the Southwest corner of the said 6 acre tract S 21° 05' E 120.35, and a concrete right-of-way monument bearing S 21° 10' 44" E 888.12 feet;

THENCE N 21° 10' 44" W (called N 21° 44' W) with the West boundary line of the said 0.500 acre tract and the East right-of-way line of the said F.M. Highway No. 2021, at 178.07 feet (called 178.56 feet) the Northwest corner of the said 0.500 acre tract and the Southwest corner of that certain 1 acre tract described in a deed from Mac Iola Pixley, Individually and as Independent Executrix of the Estate of R.A. Pixley, Deceased to Jerry Weisinger, et ux dated October 22, 1971 and recorded in Volume 381 on Page 392 of the Deed Records of Angelina County, Texas, a 1/2" pipe set for corner witnessed by a 3/4" pipe bearing N 89° 45' 58" W 0.96 feet, a 3/8" rod called to be the Northwest of the said 1 acre tract-bearing N 21° 21' 40" W 165.29 feet, and a concrete right-of-way monument bearing N 21° 10' 44" W 617.00 feet;

THENCE S 89° 45' 58" E (called N 89° 42' E) with the North boundary line of the said 0.500 acre tract and the South boundary line of the said 1 acre tract, at 154.70 feet (called 156.00 feet) the Northeast corner of the said 0.500 acre tract, the Southeast corner of the said 1 acre tract, and a corner of the said 6 acre tract, a 1/2" rod (in concrete) found for corner witnessed by a fence corner bearing S 84° W 0.6 feet and a 3/4" pipe found for the Northeast corner of the said 1 acre tract and a Northwest corner of the said 6 acre tract bearing N 00° 35' 47" E 232.33 feet;

THENCE S 21° 44' 00" E (called S 21° 44' E) with the East boundary line of the said 0.500 acre tract and a West boundary line of the said 6 acre tract, at 121.53 feet (called 121.56 feet) the Southeast corner of the said 0.500 acre tract and an interior ell corner of the said 6 acre tract, a 1/2" rod found for corner (at a fence corner);

THENCE S 68° 47' 50" W (called S 68° 16' W) with the South boundary line of the said 0.500 acre tract and a North boundary line of the said 6 acre tract, at 145.20 feet (called 145.21 feet) the point and place of beginning and containing 0.497 acre of land, more or less.

Basis of Bearings: The East boundary line of the said 0.500 acre tract (deed call - S 21° 44' E 121.56 feet).