

FILED
AT 12:09 O'CLOCK P M
MAR 07 2025
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By Co

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

All that certain tract or parcel of land lying and being situated in Angelina County, Texas being 4160 FORT STANLEY CREEK, BLOCK 11, LOTS 9, 10 and 11. Commonly known as 196 Hazelwood Drive, Huntington, Texas 75949.

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

Date: April 1, 2025

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: The Angelina County Tax Office located at 211 E. Shepherd Avenue, Lufkin, Texas held at the Commissioner's Court (Hallway).

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. 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 cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial Deed of Trust and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust, executed by Michael Corn and Brittany Corn. The Deed of Trust is dated June 18, 2024, and is recorded in the office of the County Clerk of Angelina County, Texas, Recorded under Clerk's

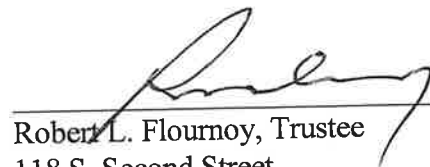
Document Number 2024-00447113, of the Real Property Records of Angelina County, Texas.

5. 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 (1) the promissory note in the original principal amount of \$12,000, executed by Michael Corn and wife, Brittany Corn payable to the order of Rebekka Redd; (2) all renewals and extensions of the note; and (3) Rebekka Redd is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned.

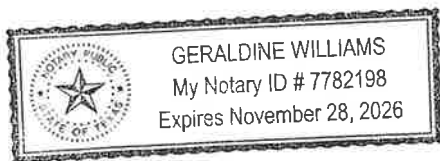
6. Default and Request to Act. Default has occurred under the Deed of Trust and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

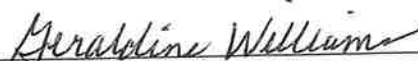
DATED: March 7, 2025


Robert L. Flournoy, Trustee
118 S. Second Street
Lufkin, Texas 75901
(936) 639-4466

THE STATE OF TEXAS §
COUNTY OF ANGELINA §

This instrument was acknowledged before me on this the 7th day of March, 2025, by Robert L. Flournoy, Trustee.




Notary Public, State of Texas