

FILED
AT 1:30 O'CLOCK P M

MAR 06 2025

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

Notice of Substitute Trustee's Sale

Date: March 4, 2025
Substitute Trustee: Krystal Riley and/or Jim Barrett
Lender: Gary Gordon
Note: Original principal sum of \$119,000.00 dated October 28, 2016

Deed of Trust

Date: October 28, 2016
Grantor: Florentine Flores, III and Rebecca Serrano
Lender: Gary Gordon

Information:

That certain Deed of Trust dated October 28, 2016, executed by Florentine Flores, III and Rebecca Serrano to Zoe Realty Investment Group, LLC, recorded as Document Number 2016-00346764, Official Public Records, Angelina County, Texas; said Note and Lien transferred by an Assignment and Transfer of Note and Lien executed by Zoe Realty Group, LLC to Gary Gordon, filed for record as Document Number 2017-00354243 of the Official Public Records of Angelina County, Texas.

Property:

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas and being Lot No. One (1) of the Corie Creek Addition to the City of Lufkin, Texas, as the same appears upon the official map or plat, which is of record in Cabinet E, Slide 56-B, Map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes.

County: Angelina County, Texas

Date of Sale (first Tuesday of month): April 1, 2025

Time of Sale: 1:00 PM, or within three hours thereafter.

Place of Sale: The Angelina County Courthouse Annex Building located at 606 East Lufkin Ave, Lufkin, Texas in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections or, if the preceding area is no longer the

designated area, at the area most recently designated by the County Commissioner's Court.

Jeff "Marty" Barnhill is Trustee under the Deed of Trust. Lender has appointed Krystal Riley and/or Jim Barrett as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee(s) to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee(s) 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.



Krystal Riley, Substitute Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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.