

NOTICE OF TRUSTEE'S SALE

**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.**

STATE OF TEXAS                    §

COUNTY OF LIVE OAK            §

WHEREAS, on January 18th, 2017, Joe G. Irwin and wife, Jeanie Irwin, executed that certain Real Estate Lien Note payable to the order of Shambo Finance Co., LTD (the "Note"), which Note is secured by the Deed of Trust dated January 18th, 2017, from Joe G. Irwin and wife, Jeanie Irwin to Tammy Arndt, Trustee, recorded under Document No. 220612, Bk OR, Vol 348, Pages 705-712 in the Official Public Records of Live Oak County, Texas (the "Deed of Trust") encumbering Lots One (1), Two (2), Ten (10), and Fourteen (14), Block F, Pernitas Point Unit 2, Western Shores, a subdivision situated in Live Oak County, Texas, as shown by the map or plat thereof, recorded in Volume 2, Page 11, Plat Records of Live Oak County (the "Property"), and securing Shambo Finance Co. in the payment of the indebtedness and performance of the obligations and liabilities described in the Deed of Trust (the "Secured Debt"); and

WHEREAS, default has occurred in the payment of the Secured Debt and in the performance of the obligations and liabilities described in and secured by the Deed of Trust, and the Secured Debt is now wholly due and payable; and

WHEREAS, Shambo Finance Co. Ltd., as the owner and holder of the Secured

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LIVE OAK COUNTY, TEXAS  
IDA VA 87062 CLERK COUNTY COURT  
BY Alicia Stewart DEPUTY  
AT 8:54 O'CLOCK AM

Debt, has appointed the undersigned as Trustee to act under and by virtue of the Deed of Trust and has requested and instructed the undersigned to foreclose upon the Property and sell the Property in accordance with the terms of the Deed of Trust;

NOW, THEREFORE, notice is given that on Tuesday, June 4<sup>th</sup>, 2019, acting as Trustee under the Deed of Trust, I will sell the Property at the appointed area of the County Courthouse in Live Oak County, Texas, to the highest bidder for cash, subject however to the title exceptions and matters set forth in the Deed of Trust. I will conduct the sale between 10:00 a.m. and 1:00 p.m., local time. However, the earliest time at which the sale will occur is 10:00 a.m. local time, and the sale will occur within three hours of such time.

DATED: May 10<sup>th</sup>, 2019



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Tammy Arndt, Trustee

Address and Telephone Number of Trustee:

Tammy Arndt  
P.O. Box 208  
Mathis, Texas 78368  
(361) 438-5535