

Notice of Foreclosure Sale

October 27th 2021

Deed of Trust Dated: December 16th, 2020

Grantor: Jeffrey David Conlon and Christina Jovy Luna

Original Trustee: J.R. Schaub

Recorded in: Volume 430 Page 767 of the real property records of Live Oak County, Texas

Secures: ("Note") in the original principal amount of \$54,500.00, executed by Jeffrey David Conlon and Christina Jovy Luna ("Borrower") and payable to the order of Justin Keese.

Legal Description: Lot No. Thirty One (31) Block No. Six (6) LAKE VISTA MILLER HEIGHTS SECTION II, a subdivision situated in Live Oak County, Texas according to map or plat recorded in Volume 3, Page 14 of Live Oak County Texas.

Substitute Trustees Appointed: Carlos A. Estrada (Bethune Enright PLLC); Jonathan Enright (Bethune Enright PLLC).

Substitute Trustee's

Address: 117 N. Washington Street, Beeville, Texas 78102.

Foreclosure Sale:

Date: December 7th 2021

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: Live Oak County Courthouse, 301 Houston Street, George West, Texas 78022. The sale will take place on the front steps of the Live Oak County courthouse.

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 Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED Oct 27 A.D. 2021
LIVE OAK COUNTY, TEXAS
IDA VASQUEZ, CLERK, COUNTY COURT
BY Rebecca DEPUTY
AT 10:12 O'CLOCK am

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, Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

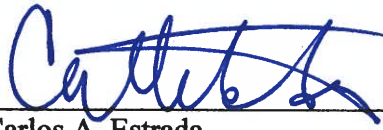
If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Beneficiary. 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, Substitute 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 Substitute 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.



Carlos A. Estrada

Attorney for Justin Keese; Substitute Trustee

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