

23-02846
123 FM 3024, MATHIS, TX 78368

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

See attached Exhibit A

Security Instrument: Deed of Trust dated July 26, 2021 and recorded on July 29, 2021 at Book 443 and Page 151 Instrument Number 235140 in the real property records of LIVE OAK County, Texas, which contains a power of sale.

Sale Information: December 5, 2023, at 1:00 PM, or not later than three hours thereafter, at the front porch of the Live Oak County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by EMMANUEL TREJO AND ROSANNA MARIE HERNANDEZ secures the repayment of a Note dated July 26, 2021 in the amount of \$227,251.00. AMCAP MORTGAGE, LTD, whose address is c/o ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and ServiceMac, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.

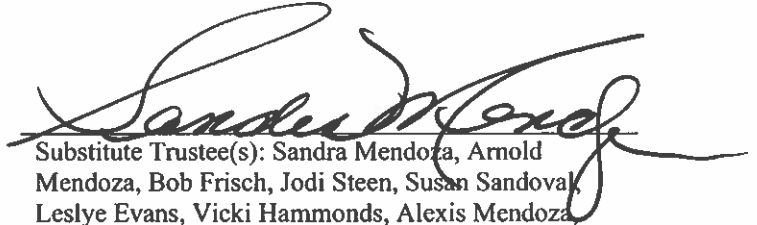
FILED Oct 5 A.D. 2023
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Rebecca Murray DEPUTY
AT 11:16 O'CLOCK am



4798499

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014



Substitute Trustee(s): Sandra Mendoza, Arnold
Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval,
Leslye Evans, Vicki Hammonds, Alexis Mendoza,
Janice Stoner, Ramon Perez, Garrett Sanders, Megan
Ysassi, John Sisk, Amy Ortiz, Susana Sandoval,
Elizabeth Anderson, Aleena Litton, Daniel McQuade
and Auction.com employees included but not limited
to those listed herein.

c/o De Cubas & Lewis, P.C.
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Certificate of Posting

I, Sandra Mendoza, declare under penalty of perjury that on the 5 day of Oct., 2023 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIVE OAK County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Exhibit "A"

235140 Bk - Vol Es
OR 443 174

METES AND BOUNDS

Being 1.000 acre of land, more or less, out of the Live Oak County School Land Survey, Abstract 272, Live Oak County, Texas and being out of and a part of that 10.495 acre Tract No. 5 described in a Warranty Deed Records of Live Oak County, Texas, and being that same property conveyed in a Warranty Deed with Vendor's Lien recorded in Volume 254, Page 370, Official Public Records, Live Oak County, Texas, said 1.000 acre being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the East corner of 10.495 acre Tract 5, same being the North corner of the Ray M. Cooper, et ux 5.247 acres (Volume 89, Page 238) and on southwest Right-of-Way line of F.M. 3024, same also being the POINT OF COMMENCEMENT;

THENCE along the southwest Right-of-Way line of said F.M. 3024, North 36 degrees 13 minutes 39 seconds West (called North 36 degrees 11 minutes West), a distance of 143.46 feet to a 1/2 inch iron rod capped WALS set for lower northeast corner of this 1.000 acre, same also being the POINT OF BEGINNING;

THENCE departing the northeast line of and severing said 10.495 acre Tract 5 the following courses and distances:

South 53 degrees 46 minutes 21 seconds West, a distance of 126.24 feet to a 1/2 inch iron rod capped WALS set for an interior corner of this 1.000 acre;

South 36 degrees 11 minutes 00 seconds East, a distance of 94.35 feet to a 1/2 inch iron rod capped WALS set for the East corner of this 1.000 acre;

South 53 degrees 49 minutes 00 seconds West, a distance of 199.78 feet to a 1/2 inch iron rod capped WALS set for the South corner of this 1.000 acre;

North 36 degrees 11 minutes 00 seconds West, a distance of 205.41 feet to a 1/2 inch iron rod capped WALS set for the West corner of this 1.000 acres;

North 53 degrees 49 minutes 00 seconds East, a distance of 199.78 feet to a 1/2 inch iron rod capped WALS set for the North corner of this 1.000 acre;

South 36 degrees 11 minutes 00 seconds East, a distance of 91.05 feet to a 1/2 inch iron rod capped WALS set for an interior corner of this 1.000 acre;

North 53 degrees 46 minutes 21 seconds East, a distance of 126.22 feet to a 1/2 inch iron rod capped WALS set for the upper northeast corner of this 1.000 acre, same being on the northeast line of said 10.495 acre Tract 5 and the southwest Right-of-Way line of said F.M. 3024;

THENCE along the southwest Right-of-Way of said F.M. 3024, South 36 degrees 13 minutes 39 seconds East (called South 36 degrees 11 minutes East), a distance of 20.00 feet to the POINT OF BEGINNING, and containing 1.000 acre of land, more or less.