

Our Case Number: 23-00047-FC

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 19, 2005, JIMMY R. WOODIN AND WIFE, TRACY D. GRAVES, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to COUNTRYWIDE BANK, A DIVISION OF TREASURY BANK, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 169175 , in Book 39, at Page 327, in the DEED OF TRUST OR REAL PROPERTY RECORDS of LIVE OAK COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, APRIL 4, 2023 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Live Oak County Courthouse, 301 Houston Street, George West, TX 78022 in LIVE OAK COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT NO. THIRTY (30), BLOCK NO. THREE (3), CHOKE CANYON ACRES, PHASE 1, A SUBDIVISION OF 92.53 ACRES OUT OF THE THOMAS HENRY SURVEY, ABSTRACT NO. 14 AND THE MARK KILLELY SURVEY, ABSTRACT NO. 19, LIVE OAK COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 3, PAGE 84, PLAT RECORDS OF LIVE OAK COUNTY, TEXAS.

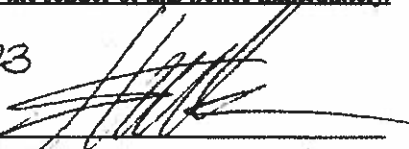
Property Address: 154 DEER RUN TRACE, THREE RIVERS, TX 78071  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**ACTIVE MILITARY SERVICE NOTICE**

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 27th day of February, 2023

  
Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Susan Sandoval, Leslye Evans, W-D Larew, Sarah Mays, Marinosci Law Group PC

Substitute Trustee Address:  
Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

FILED Mar 13 A.D. 2023  
LIVE OAK COUNTY, TEXAS  
DONNA M. VANWAY CLERK COUNTY COURT  
BY Rebecca DEPUTY  
AT 9:36 O'CLOCK am