

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LIVE OAK County

Deed of Trust Dated: August 22, 2019

Amount: \$65,000.00

Grantor(s): JULIA GREEN

Original Mortgagee: NAVY ARMY COMMUNITY CREDIT UNION, A STATE CHARTERED CREDIT UNION

Current Mortgagee: RALLY CREDIT UNION

Mortgagee Address: RALLY CREDIT UNION, 6850 MILLER ROAD, BRECKSVILLE, OH 44141

Recording Information: Document No. 00229701

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on June 26, 2023 under Cause No. LCV230042 in the 36 Judicial District Court of LIVE OAK County, Texas

Date of Sale: September 5, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LIVE OAK County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

DENISE RECTOR OR JIM RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, BOB FRISCH, SANDRA MENDOZA, SUSAN SANDOVAL, ELIZABETH ANDERSON, ALEXIS MENDOZA, JODI STEEN, JOHN SISK, AMY ORTIZ, ALEENA LITTON, DANIEL MCQUADE, JENNYFER SAKIEWICZ OR JANICE STONER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

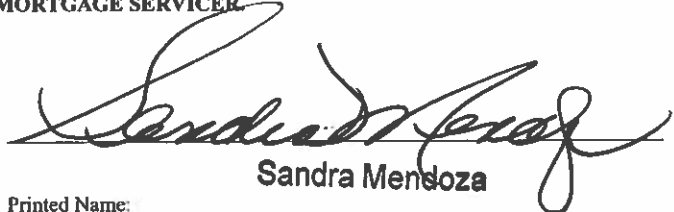
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Alon Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-000502



Printed Name: _____

Sandra Mendoza

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED Aug 3 A.D. 2023
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Rebecca Munoz DEPUTY
AT 11:34 O'CLOCK am

EXHIBIT "A"

A field note description of a Survey of Lot No. 1 and No. 2 in Block No. 35 of the City of Three Rivers, Live Oak County, Texas, according to a map of Hamiltonburg (now Three Rivers) recorded in Volume T, Page 1 of the Deed Records of Live Oak County, Texas and being the same lots conveyed to Zeb Furr and wife, Bea Furr, by Deed Recorded in Volume 142, Page 354 et seq., of the Deed Records of Live Oak County, Texas, said Lot No. 1 and Lot No. 2 being described as one tract by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped 'MILLS 5182' found in the south line of Le Roy Street and the east line of Hagn Avenue for the northwest corner of Block No. 35, the northwest corner of said Lot No. 1 and the northwest corner and POINT OF BEGINNING of the herein described tract; which point bears North 85° 25' 00" East, a distance of 60.00 feet from a 3/8 inch iron rod found for the northeast corner of Block No. 34;

THENCE North 85° 25' 00" East (record bearing) with the south line of Le Roy Street and the north line of Block No. 35, same being the north line of Lot No. 1 and Lot No. 2, a distance of 98.57 feet (record: 100.00 feet) to a sucker rod found for the northwest corner of Lot No. 3 and the northeast corner of said Lot No. 2 and the northeast corner of this tract;

THENCE South 05° 08' 33" East (record South 04° 35' 00" East) with the common line of said Lot No. 2 and said Lot No. 3, at a distance of 139.16 feet pass a found 3/4 inch iron pipe, and continuing a total distance of 139.34 feet (record: 140.00 feet) to a point in the north line of an alley for the southwest corner of said Lot No. 3 and the southeast corner of said Lot No. 2 and the southeast corner of this tract;

THENCE South 85° 36' 57" West (record: South 85° 25' 00" West) with the north line of said alley and the south line of said Lot No. 1 and said Lot No. 2, a distance of 99.77 feet (record: 100.00 feet) to a 5/8 inch iron rod with plastic cap stamped 'MILLS 5182' found in the east line of Hagn Avenue for the southwest corner of said Lot No. 1 and the southwest corner of this tract:

THENCE North 04° 38' 59" West (record: North 04° 35' 00" West) with the west line of said Lot No. 1 and the East line of Hagn Avenue, a distance of 138.99 feet (record: 140.00 feet) to the POINT OF BEGINNING, said described tract being all of said Lots No. 1 and 2 in Block No. 35 of the City of Three Rivers, Texas.

Bearings are based on a line from a 3/8 inch iron rod found at the northeast corner of Block No. 34 of the City of Three Rivers, to a yellow surveyor's cap stamped '2028' found for the northwest corner of Block No. 48 of the City of Three Rivers, said line bearing North 85° 25' 00" East (record bearing), a distance of 410.27 feet (record 410.00 feet).