

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD.** The property to be sold is described as follows:

Property: All right, title and interest in and to the following described real property (herein referred to as "Property"): The following described real property (including all improvements) Lot No. 100 and Lot No. 101, Lake Vista Vagabond Village, Section 11, also known as Arrowhead, a subdivision situated in Live Oak County, Texas, according to the map or plat thereof, recorded in Vol. 3, Page 22 of the Plat Records of Live Oak County, Texas, reference to which map or plat and its record being here made for all pertinent purposes.

2. **DATE, TIME AND PLACE OF SALE.**

The sale is scheduled to be held at the following date, time and place:

Date: March 5, 2024

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: Place: Live Oak County Courthouse in George West, Texas, at the following location:
301 Houston St., George West, Texas

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such Reposting and refilling may be after the date originally scheduled for this sale.

3. **TERMS OF SALE.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **TYPE OF SALE.** The sale is nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Anthony Martinez. The deed of trust is dated August 10, 2018 and is recorded in the Office of the County Clerk of Live Oak County, Texas.

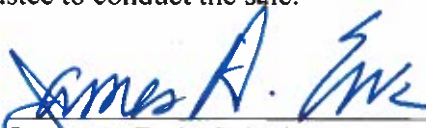
5. **OBLIGATIONS SECURED.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) Promissory Note in the original principal amount of \$8,950.00 executed by Anthony Martinez and payable to RICHARD J. RANLY and wife, VICKY L. RANLY; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Anthony Martinez to RICHARD J. RANLY and wife, VICKY L. RANLY. RICHARD J. RANLY and wife, VICKY L. RANLY is the current owner and holder of the obligations and is the beneficiary under the deed of trust.

As of January 16, 2024, there was owed \$5,989.00 on the note, being principal and interest.

Questions concerning the sale may be directed to the undersigned.

6. **DEFAULT AND REQUEST TO ACT.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person Substitute Trustee to conduct the sale.

DATE January 16, 2024


James A. Erck, Substitute Trustee
P.O. Drawer 4040
Alice, Texas 78333
(361) 664-0993 Ext. 1

FILED Jan 23 A.D. 2024
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Tom Williams DEPUTY
AT 9:30 O'CLOCK AM