

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LIVE OAK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING A TRACT OF LAND CONTAINING 35.15 ACRES OUT OF THAT 200.00 ACRE TRACT DESCRIBED IN A CONVEYANCE BY ANNIE LEE BLACKMON FAIR TO W.C. MEIDER, JR., ET UX BY DEED DATED MAY 3, 2001, RECORDED IN VOLUME 582, PAGE 216 OF THE DEED RECORDS OF LIVE OAK COUNTY, TEXAS, (SAID 200.00 ACRE TRACT BEING OUT OF THAT 389 ACRE TRACT DESCRIBED IN A CONVEYANCE BY THE SAN ANTONIO JOINT STOCK LAND BANK TO R. F. FAIR BY DEED DATED AUGUST 6, 1941, RECORDED IN VOLUME 87, PAGE 638 OF SAID DEED RECORDS) BEING OUT OF LOT 401 OF BLOCK "A" OF THE GEORGE WEST RANCH SUBDIVISION (A PLAT OF SAID SUBDIVISION BEING OF RECORD IN VOLUME V, PAGE 39 OF SAID DEED RECORDS) AND ALSO BEING COMPRISED OF APPROXIMATELY 32.51 ACRES OUT OF THE J. POITEVENT SURVEY, ABSTRACT NO. 325 AND APPROXIMATELY 2.64 ACRES OUT OF THE W.D. HODGES SURVEY, ABSTRACT NO. 645, LIVE OAK COUNTY, TEXAS.

SAID 35.15 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, TO-WIT:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF THIS TRACT, SAID POINT BEING IN THE NORTHWEST BOUNDARY OF SAID 200.00 ACRE TRACT AND IN THE SOUTHEAST BOUNDARY OF F. M. HIGHWAY NO. 889, WHENCE A 5/8 INCH IRON ROD FOUND BEING THE WEST CORNER OF SAID 200.00 ACRE TRACT, THE NORTH CORNER OF THAT 40.605 ACRE TRACT DESCRIBED IN A PARTITION DEED TO THAD D. TINDOL DATED SEPTEMBER 21, 1961, RECORDED IN VOLUME 190, PAGE 147 OF SAID DEED RECORDS AND IN A SOUTHEAST BOUNDARY OF F. M. HIGHWAY NO. 889 BEARS SOUTH 44 DEGREES 37 MINUTES 00 SECONDS WEST 1896.79 FEET;

THENCE NORTH 44 DEGREES 37 MINUTES 00 SECONDS EAST (DEED CALL: NORTH 44 DEGREES 37 MINUTES 00 SECONDS EAST) ALONG THE NORTHWEST BOUNDARY OF SAID 200.00 ACRE TRACT AND ALONG THE SOUTHEAST BOUNDARY OF SAID HIGHWAY, AT 635.74 FEET A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 44 DEGREES 58 MINUTES 20 SECONDS EAST CROSSING SAID 200.00 ACRE TRACT, AT 2408.52 FEET A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF THIS TRACT, SAID POINT BEING IN THE SOUTHEAST BOUNDARY OF SAID 200.00 ACRE TRACT;

THENCE SOUTH 44 DEGREES 37 MINUTES 30 SECONDS WEST ALONG THE SOUTHEAST BOUNDARY OF SAID 200.00 ACRE TRACT AND CROSSING A PORTION OF SAID 389 ACRE TRACT, AT 635.74 FEET A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 44 DEGREES 58 MINUTES 20 SECONDS WEST CROSSING SAID 200.00 ACRE TRACT, AT 2408.43 FEET THE PLACE OF BEGINNING AND CONTAINING 35.15 ACRES OF LAND;

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/02/2007 and recorded in Book 84 Page 173 Document 176006 real property records of Live Oak County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 07/02/2024

Time: 01:00 PM

Place: Live Oak County, Texas at the following location: THE FRONT PORCH OF THE LIVE OAK COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by CARLOS SALDIVA AND TERESA SALDIVA, provides that it secures the payment of the indebtedness in the original principal amount of \$85,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Navy Army Community Credit Union is the current mortgagee of the note and deed of trust and RALLY CREDIT UNION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Navy Army Community Credit Union c/o RALLY CREDIT UNION, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

FILED 6-6 A.D. 20 24
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY DONNA M. VANWAY DEPUTY
AT 10:58 O'CLOCK AM



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Live Oak County Clerk and caused it to be posted at the location directed by the Live Oak County Commissioners Court.