

Notice of Foreclosure Sale

September 11, 2025

Deed of Trust ("Deed of Trust"):

Dated: December 6, 2022

Grantors: Shamie Veru Rodriguez (now known as Shamie Veru Ramirez) and Gregorio Ramirez Jr.

Trustee: Clayton Smaistrla PC

Lender: Crown Financial, LLC

Recorded in: Live Oak County Clerk's File No. 239976 in the Real Property Records of Live Oak County, Texas.

Legal Description:

TRACT 1:

5.44 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS HENRY SURVEY NO. 2, ABSTRACT NO. 14, IN LIVE OAK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART FOR ALL PURPOSES.

TRACT 2:

4.629 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS HENRY SURVEY NO. 2, ABSTRACT NO. 14, IN LIVE OAK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART FOR ALL PURPOSES.

TRACT 3:

20.212 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS HENRY SURVEY NO. 2, ABSTRACT NO. 14, IN LIVE OAK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "C" ATTACHED HERETO AND MADE A PART FOR ALL PURPOSES.

TOGETHER WITH A SPRINGING CONTINGENT EASEMENT FOR INGRESS AND EGRESS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 363, PAGE 443, OFFICIAL PUBLIC RECORDS OF LIVE OAK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF FOR ALL PURPOSES.

FILED Sept 11 A.D. 2025
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Jean Williams DEPUTY
AT 4:42 O'CLOCK pm

Secures: Promissory Note ("Note") in the original principal amount of \$690,000.00, with an additional loan of \$15,000.00, executed by Shamie Veru Rodriguez and Gregorio Ramirez Jr. ("Borrowers") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto.

Substitute Trustees: Christopher Mark Murrah

Substitute Trustees'

Address: 3000 Weslayan St, Ste 305, Houston, TX, 77027

Foreclosure Sale:

Date: Tuesday, October 7, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 A.M. and not later than three hours thereafter.

Place: Live Oak County, Texas at the following location: Live Oak County Courthouse at 301 Houston Street, George West, TX 78022, or as designated by the Live Oak County Commissioner's Office or as designated by the County Commissioner's Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Crown Financial, LLC may bid and credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Crown Financial, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. FORMAL NOTICE IS HEREBY GIVEN of Crown Financial, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Crown Financial, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Crown Financial, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Crown Financial, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.

[SIGNATURE ON ATTACHED PAGE]

EXECUTED in multiple originals on this the 11th day of September 2025



C. MARK MURRAH, Substitute Trustee
Murrah & Killough, PLLC
3000 Weslayan Street, Suite 305
Houston, Texas 77027

THE STATE OF TEXAS

COUNTY OF HARRIS

This Instrument was subscribed, sworn to, and acknowledged before on this 11th day of September 2025, by C. Mark Murrah.



NOTARY OF TEXAS

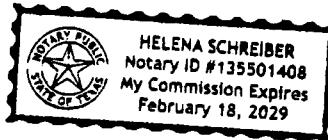


EXHIBIT "A"

Legal Description

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