

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: BEING A LOT OF LAND 74.3 FEET BY 150.0 FEET OUT OF THE T.H. MILLER CORRECTED SUBDIVISION AS PER PLAT RECORDED IN VOLUME 2, PAGE 22 OF THE PLAT RECORDS OF LIVE OAK COUNTY, TEXAS ALSO BEING OUT OF LOTS 11 AND 12 OF WASHINGTON HEIGHTS SUBDIVISION AS PER PLAT RECORDED IN VOLUME 27, PAGE 145 OF THE DEED RECORDS OF LIVE OAK COUNTY, TEXAS AND BEING THAT SAME LOT CONVEYED BY WILLIAM J. VAN KLEEF TO RONALD W. MILLS, AND WIFE, CHARLA MILLS BY DEED DATED SEPTEMBER 9, 1976, RECORDED IN VOLUME 273, PAGE 467 OF SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE SOUTHEASTERN LINE OF SAID MILLER SUBDIVISION ALSO BEING IN THE NORTHWESTERN BOUNDARY OF FANNIN STREET FOR THE SOUTH CORNER OF THIS LOT WHENCE AN IRON PIPE AT THE SOUTH CORNER OF SAID MILLER SUBDIVISION AT THE INTERSECTION OF THE NORTHWESTERN BOUNDARY OF SAID FANNIN STREET AND THE NORTHEASTERN BOUNDARY OF CHARLES STREET BEARS SOUTH 53 DEGREES 59 MINUTES WEST 275.0 FEET;

THENCE NORTH 36 DEGREES 01 MINUTES WEST 150.00 FEET TO AN IRON ROD SET IN THE SOUTHEAST LINE OF A 15 FEET WIDE ALLEY FOR THE WEST CORNER OF THIS LOT;

THENCE NORTH 53 DEGREES 59 MINUTES EAST WITH THE SOUTHEAST LINE OF SAID ALLEY AT 34.65 FEET CROSS THE COMMON LINE BETWEEN SAID LOTS 11 AND 12 OF SAID WASHINGTON HEIGHTS SUBDIVISION AND CONTINUING FOR A TOTAL DISTANCE OF 74.30 FEET TO AN IRON ROD IN SAME FOR THE NORTH CORNER OF THIS LOT;

THENCE SOUTH 36 DEGREES 01 MINUTES EAST 150.00 FEET TO AN IRON ROD IN THE NORTHWESTERN BOUNDARY OF SAID FANNIN STREET AND THE SOUTHEASTERN LINE OF SAID MILLER SUBDIVISION FOR THE EAST CORNER OF THIS LOT;

THENCE SOUTH 53 DEGREES 59 MINUTES WEST WITH THE NORTHWESTERN BOUNDARY OF SAID FANNIN STREET AND THE SOUTHEASTERN LINE OF SAID MILLER SUBDIVISION AT 39.65 FEET CROSS THE COMMON LINE BETWEEN SAID LOTS 11 AND 12 OF SAID WASHINGTON HEIGHTS SUBDIVISION AND CONTINUING FOR A TOTAL DISTANCE OF 74.30 FEET TO THE PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/17/2003 and recorded in Book 436 Page 180 Document 00160597 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: 08/05/2025

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 STEVEN L. FERGUSON AND GABRIELE FERGUSON, provides that it secures the payment of the indebtedness in the original principal amount of \$65,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 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.



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
Chelisea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
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FILED July 3 A.D. 20 25
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY WIKKI WALLACE DEPUTY
AT 11:00 O'CLOCK AM

For additional sale information visit: www.auction.com or (800) 280-2832

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.