

COPY

FILED June 4 A.D. 2026
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Shuaifu DEPUTY
AT 9:13 O'CLOCK am

Notice of Foreclosure Sale

June 3, 2026

Deed of Trust ("Deed of Trust"):

Dated: July 21, 2022

Grantor: Katherine Mae Douglass and Gabriel Anthony Gonzalez

Trustee: Kevin M. Maraist

Lender: Rally Credit Union f/k/a Navy Army Community Credit Union

Recorded in: Document No. 238624 of the official public records of Live Oak County, Texas.

Legal Description: The real property, improvements, goods, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows, and all rights and appurtenances thereto:

See attached Exhibit "A" (the "Property").

Secures: Promissory Note ("Note") in the original principal amount of \$300,000.00 executed by Katherine Mae Douglass and Gabriel Anthony Gonzalez ("Borrower") and payable to the order of Lender and any other indebtedness of Grantor or Borrower to Lender.

Substitute Trustee: Andrew W. Schuster

Trustee's Address: 1001 Third Street, Suite 1
Corpus Christi, TX 78404

Foreclosure Sale:

Date: Tuesday, July 7, 2026

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 10:00 a.m. and not later than three hours thereafter.**

Place: Live Oak County Courthouse, 301 Houston St., George West, Texas, at the following location: at the front steps of the courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the Live Oak County Commissioner's Court where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

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 Lender's bid may be by 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, Lender, the owner and holder of the Note, has requested the Substitute Trustee to sell the Property.

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

If Lender 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.

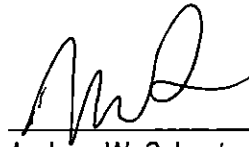
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Lender. 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, the 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 the 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.

Dated: June 3, 2026



Andrew W. Schuster, Substitute Trustee
1001 Third St., Ste. 1
Corpus Christi, TX 78404
361-884-4981
361-884-9618 (fax)

Mortgagee:

Rally Credit Union
P.O. Box 81349
Corpus Christi, TX 78468-1349

EXHIBIT "A"

TRACT 1:

0.07 Acre adjoining Lots Eight (8), and Nine (9), Block H, Permitas Point Unit No. 2 - Western Shores as shown by a Plat thereof, recorded in Volume 2, Page 51, Plat Records of Live Oak County, Texas, on its North side and lying between the 94 foot elevation line and the 86 foot elevation line and being described by metes and bounds as follows:

BEGINNING at a capped rebar found at the Northeast corner of said Lot Nine (9), and lying on the east side of a concrete driveway at the 94 foot elevation line;

THENCE N 61° 32' 07" W 11.09 feet across said driveway to a point on its West side;

THENCE N 21° 57' 43" E 45.90 feet to a point on the face of a bulkhead at the 94 foot elevation line;

THENCE N 67° 02' 04" W along the 94 foot elevation line on the face of the bulkhead a distance of 43.94 feet to a point for corner;

THENCE N 28° 45' 50" E a distance of 41 .44 feet to the 86 foot elevation line;

THENCE S 54° 51' 45" E along said 86 foot elevation line 11.79 feet to an angle point;

THENCE S 76° 23' 14" E continuing along said 86 foot line to a point on the East line of the afore-mentioned driveway;

THENCE S 26° 53' 27" W along the East side of said driveway a distance of 94.10 feet to the POINT OF BEGINNING and containing 0.07 acre of land.

TRACT 2:

0.28 Acre out of Lots Eight (8), and Nine (9), Block H of the Permitas Point Unit No. 2 - Western Shores as shown by a Plat thereof, recorded in Volume 2, Page 51, Plat Records of Live Oak County, Texas, and being described by metes and bounds as follows:

BEGINNING at a capped rebar found at the Southeast corner of said Lot Nine (9), and lying in the North Right-of-Way of Lake View Trail;

THENCE with said North Right-of-Way along a curve to the left with a chord bearing of S 89° 32' 31" W, a chord length of 34.02 feet, a radius of 90.00 feet, for an arc length of 34.23 feet to a point of curvature to the right;

THENCE continuing with said North Right-of-Way along a curve to the right with a chord bearing of S 81° 04' 40" W, a chord length of 46.49 feet, a radius of 225.00 feet, for an arc length of 46.58 feet to a 5/8 inch rebar with cap found for corner;

THENCE N 19° 00' 43" E a distance of 82.15 feet to a 5/8 inch rebar found for angle point;

THENCE N 37° 02' 42" E a distance of 83.38 feet to a 5/8 inch rebar set with cap for angle point in the Northwest line of the afore-described Lot Nine (9);

THENCE N 22° 04' 47" E with said Lot Line at 38.88 feet, a railroad spike, in all a distance of 53.09 feet to the face of a bulkhead;

THENCE S 67° 02' 04" E along the face of said bulkhead a distance of 43.94 feet to a corner in the West line of a boat ramp;

THENCE S 21° 57' 43" W along the face of a wall along the Northwest line of the boat ramp a distance of 45.90 feet to a point on the 94 foot line;

EXHIBIT "A"
(Continued)

THENCE S 61° 32' 07" E across said boat ramp a distance of 11.09 feet to a found capped rebar in the East line of Lot Nine (9);

THENCE S 22° 20' 28" W along said Lot Line a distance of 130.29 feet to the POINT OF BEGINNING and containing 0.28 acre of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
I, _____
County Clerk