

FILED Jan 12 A.D. 2026

LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT

NOTICE OF SUBSTITUTE TRUSTEE'S SALE Nikka Wallin DEPUTY
AT 4:15 O'CLOCK PM

DATE: January 12, 2026

NOTE:

DATE: September 24, 2024

AMOUNT: \$91,000.00

MAKER: Affordable Paint N Body LLC, a Texas limited liability company

PAYEE: STX Ranch Holdings, LLC

DEED OF TRUST:

DATE: September 24, 2024

GRANTOR: Affordable Paint N Body LLC, a Texas limited liability company

BENEFICIARY: STX Ranch Holdings, LLC

COUNTY WHERE PROPERTY IS LOCATED: Live Oak

TRUSTEE: James R. Andrus

RECORDING INFORMATION: Vol. 515, page 251, Document No. 245837, Official
Public Records of Live Oak County, Texas

PROPERTY: All that certain tract or parcel of land containing 1.30 acres in Live Oak County, Texas, out of the W.J. Cannon Survey No. 2, Abstract 141, being a portion of that certain 3.00 acres described in conveyance from William P. Latham to STX Ranch Holdings, LLC., of record in Volume 496, Page 685, Official Public Records of 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.

LENDER/HOLDER NOW: STX Ranch Holdings, LLC

BORROWER/DEBTOR NOW: Affordable Paint N Body LLC, a Texas limited liability company

SUBSTITUTE TRUSTEE: Jo Woolsey or Bob Frisch or Janice Stoner or Jodi Steen or Wayne Daugherty or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

February 3, 2026, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

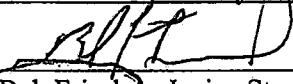
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.**

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.


Jo Woolsey or Bob Frisch or Janice Stoner
or Jodi Steen or Wayne Daugherty or
David Garvin, Substitute Trustee

Appenda Part 1

265837 8k Vol 515 Pg 260
OR

EXHIBIT "A"

**MARTINEZ
SURVEYING AND MAPPING Co.
Firm # 101822-00
P.O. Box 17971
San Antonio, Texas 78217
(210) 829-4244**

STATE OF TEXAS
COUNTY OF LIVE OAK

Tract 5B
1.30 ACRE TRACT

All that certain tract or parcel of land containing 1.30 acres in Live Oak County, Texas, out of the W. J. Cannon Survey No. 2, Abstract 141, being a portion of that certain 3.00 acres described in conveyance from William P. Latham to STX Ranch Holdings, LLC., of record in Volume 496, Page 685, Official Public Records of Live Oak County, Texas.

Said 1.30 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: at a $\frac{1}{2}$ " iron pin set with cap on the West line of County Road 175 at the Southeast corner of said 3.00 acre tract and same being the Northeast corner of a 1.61 acre tract (Tract 4), being a portion of a 2.00 acre tract described in conveyance from William P. Latham to STX Ranch Holdings, LLC., of record in Volume 500, Page 342, Official Public Records of Live Oak County, Texas, for the Southeast corner of this tract;

THENCE: South 70 deg. 20 min. 37 sec. West, 284.45 feet to a $\frac{5}{8}$ " iron pin found with cap (Dove) on the East line of a 10.01 acre tract (Tract 6), being a portion 41.21 acres described in conveyance from William P. Latham to STX Ranch Holdings, LLC., of record in Volume 496, Page 685, Official Public Records of Live Oak County, Texas, at the Northwest corner of said 2.00 acre tract, for the Southwest corner of this tract;

THENCE: North 17 deg. 10 min. 52 sec. West, 199.53 feet to a $\frac{3}{4}$ " iron pin set with cap, for the Northwest corner of this tract;

THENCE: North 70 deg. 18 min. 40 sec. East, 284.39 feet across said 3.00 acre tract to a $\frac{1}{2}$ " iron pin set with cap on the West line of County Road 175, for the Northeast corner of this tract;

THENCE: South 17 deg. 11 min. 53 sec. East, 199.69 feet along with the West line of said County Road 175 to the POINT OF BEGINNING.

Offerable Permit 2

EXHIBIT "A" (continued)

Bearing Basis - South 17 deg. 10 min. 52 sec. East, 1033.35 feet - from the East line of a tract called 43.39 acres. of record in Volume 461, Page 913, Official Public Records of Live Oak County, Texas.



Reynaldo Martinez Jr.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 23-7-31 (T5A)
September 17, 2024

Filed for Record in:
Live Oak County
On: Oct 04, 2024 at 01:24
Document Number: 745837
Amount: 65.00
Receipt Number - 33372
By,
Rebecca Munoz, Deputy
Donna M. VanHaus, County Clerk
Live Oak County

STATE OF TEXAS
COUNTY OF LIVE OAK
THIS IS TO CERTIFY THAT THE
FOREGOING IS A TRUE AND CORRECT
COPY OF THE DOCUMENT ON FILE IN
MY OFFICE. WITNESS MY HAND AND
OFFICIAL SEAL THIS 4 DAY OF
Oct 2024.

Donna M. VanHaus, COUNTY CLERK

BY Rebecca Munoz
DEPUTY

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Ret: (Fed Ex)

Mission Title