

Notice of Foreclosure Sale

August 4, 2026

FILED Dec 18 17 A.D. 20 26
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Nikki Walla DEPUTY
AT 1:19 O'CLOCK PM

Contract For Deed ("Contract"):

Dated: September 21, 2021

Purchaser: Rene Paul Herrera and Vivianna Herrera

Lender: Ranch Enterprises, Ltd., a Texas limited partnership

Legal Description:: Tract 107, consisting of 10.20 acres of land, Double Eagle Ranch, Phase 2, Live Oak County, Texas.

Secures: Contract For Deed ("Contract") in the original principal amount of \$57,690.00, executed by Rene Paul Herrera and Vivianna Herrera ("Purchaser") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 4, 2026

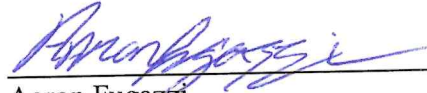
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

Place: Front steps of the Live Oak County Courthouse, 301 Houston Street, George West, Texas 78022.

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 Ranch Enterprises, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Contract for Deed.

Default has occurred in the payment of and in the performance of the obligations of the Contract for Deed. Because of that default, Ranch Enterprises, Ltd., the owner and holder of the Contract, has requested Substitute Trustee to sell the Property.

The Contract for Deed may encumber both real and personal property. Formal notice is hereby given of Ranch Enterprises, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Contract for Deed in accordance with Ranch Enterprises, Ltd.'s rights and remedies under the Contract for Deed and section 9.604(a) of the Texas Business and Commerce Code.



Aaron Fugazzi
Substitute Trustee

John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474

Aaron Fugazzi
Substitute Trustee



John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
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VG-1920-2026-251380

Live Oak County
Donna M. VanWay
Live Oak County Clerk

Instrument Number: 251380

Foreclosure Posting

Recorded On: July 14, 2026 01:31 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 251380
Receipt Number: 20260714000005
Recorded Date/Time: July 14, 2026 01:31 PM
User: Nikki W
Station: Nikki-2026

Record and Return To:

Charles Naumann



STATE OF TEXAS

Live Oak County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Live Oak County, Texas**

Donna M. VanWay
Live Oak County Clerk
Live Oak County, TX

Donna M. VanWay