

FILED Jan 8 A.D. 2025
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Rebecca Munoz DEPUTY
AT 9:05 O'CLOCK am

Notice of Foreclosure Sale

January 2, 2025

Deed of Trust ("Deed of Trust"):

Dated: May 4, 2023

Grantor: April Laneah Obregon and Carlos Obregon

Trustee: Wes Hoskins

Substitute Trustee: Kevin M. Maraist

Lender: First Community Bank

Recorded in: Document No. 241595, Vol. 485, Page 621 of the official public records of Live Oak County, Texas.

Legal Description: The real property, improvements, 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 **Exhibit A** hereto attached (the "Property").

Secures: Promissory Note ("Note") in the original principal amount of \$135,000.00, executed by April Laneah Obregon and Carlos Obregon ("Borrower") and payable to the order of Lender.

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

Foreclosure Sale:

Date: Tuesday, February 4, 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 10:00 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.

Prospective bidders are also notified that one of the Borrowers is deceased and the purchaser at any Foreclosure Sale shall purchase the Property expressly subject to all conditions and risks associated with the Borrower's death or initiation of probate proceedings of the Borrower or any other person who has or claims a legal or equitable interest in the Property.

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: January 2, 2025.



Kevin M. Maraist, Substitute Trustee
1001 Third St., Ste. 1
Corpus Christi, TX 78404
361-884-4981
361-884-9618 (fax)

Mortgagee:

First Community Bank
416 N. Water St.
Corpus Christi, TX 78401

EXHIBIT "A"

LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-NINE (29), THIRTY (30), THIRTY-FOUR (34), THIRTY-FIVE (35) AND THIRTY-SIX (36), BLOCK L, LAKE VISTA - SECTION NO. 9, ALSO KNOWN AS ARROWHEAD, an addition in Sandia, Texas, as shown according to map or plat thereof recorded in Volume 3, Page 17, Plat Records of Live Oak County, Texas, and sometimes known as Volume 2, Page 75, Plat Record of Live Oak County, Texas, to which reference is here made for all pertinent purposes.