

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF LIVE OAK

DEED OF TRUST:

Date: March 12, 2013
Grantor: Jo Enna Cortez and Hector Cortez
Original Beneficiary: First National Bank
Trustee: Dwayne L. McWilliams
Recording Info: Clerk's File No. 204898; Bk OR, VOL 248, Page 876 of the Real Property Records of Live Oak County, Texas

CURRENT BENEFICIARY: First National Bank now known as SouthTrust Bank, N.A.

SUBSTITUTE TRUSTEE: Jo Woolsey and/or Bob Frisch and/or Janice Stoner and/or Jodi Steen and/or Wayne Daugherty and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

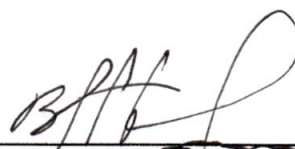
PROPERTY DESCRIPTION: Lot No. Six (6), Block No. Two (2), Regency Square Subdivision, in the City of George West, Live Oak County, Texas, according to Map or Plat thereof recorded in Volume 3, Page 78 of the Plat Records of Live Oak County, Texas.

DATE OF SALE: Tuesday, March 4, 2025
TIME OF SALE: No earlier than 1:00 PM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Live Oak County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Live Oak County Courthouse, or, if there is no such entrance, then at the west wall of the Live Oak County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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: February 10, 2025


Jo Woolsey and/or Bob Frisch and/or Janice Stoner and/or Jodi Steen and/or Wayne Daugherty and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC

3400 Ave. H, Second Floor
Rosenberg, TX 77471

FILED February 10 A.D. 2025
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY [Signature] DEPUTY
AT 3:00 O'CLOCK pm