

FILED April 23 A.D. 2022  
LIVE OAK COUNTY, TEXAS  
DONNA M. VANWAY CLERK, COUNTY COURT  
BY Wikki Wallen DEPUTY  
AT 11:34 O'CLOCK AM

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

ServiceLink Agency Sales and Posting, LLC  
c/o Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000223-26-1

APN 64717 | 8085-0001-0030-01 fka 8085-  
0001-0040-00

TO No 260125905-TX-RWI

### NOTICE OF FORECLOSURE SALE and APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, on July 26, 2021, EMMANUEL TREJO AND ROSANNA MARIE HERNANDEZ, A MARRIED COUPLE

as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of RICHARD A. RAMIREZ as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMCAP MORTGAGE, LTD, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$227,251.00, payable to the order of CrossCountry Mortgage, LLC as current Beneficiary, which Deed of Trust recorded on July 29, 2021 as Document No. 235140 in Live Oak County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: SEE **EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and CrossCountry Mortgage, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 7, 2026 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Live Oak County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **On the front porch of the Live Oak County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of CrossCountry Mortgage, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and CrossCountry Mortgage, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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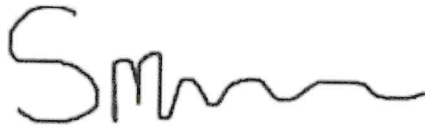
NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>


In accordance with Texas Property Code Section 51.0076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint ServiceLink Agency Sales and Posting, LLC and the named Substitute Trustee(s) below, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



\_\_\_\_\_  
Starr Meehan, Authorized Signatory

Dated: April 22, 2026



\_\_\_\_\_  
ServiceLink Agency Sales and Posting, LLC  
Substitute Trustee(s)

Dated:

**Certificate of Posting**

My name is \_\_\_\_\_  
and my address is \_\_\_\_\_

I declare under penalty of perjury that on \_\_\_\_\_ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Live Oak County Clerk and caused it to be posted at the location directed by the Live Oak County Commissioners.

**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.**

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**SALE INFORMATION CAN BE OBTAINED ON LINE AT <https://www.servicelinkauction.com/>  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and  
Marshall AT (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.**

# Exhibit "A"

235140 Bk Vol Pg  
OR 443 174

## METES AND BOUNDS

Being 1.000 acre of land, more or less; out of the Live Oak County School Land Survey, Abstract 272, Live Oak County, Texas and being out of and a part of that 10.495 acre Tract No. 5 described in a Warranty Deed Records of Live Oak County, Texas, and being that same property conveyed in a Warranty Deed with Vendor's Lien recorded in Volume 254, Page 370, Official Public Records, Live Oak County, Texas, said 1.000 acre being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the East corner of 10.495 acre Tract 5, same being the North corner of the Ray M. Cooper, et ux 5.247 acres (Volume 89, Page 238) and on southwest Right-of-Way line of F.M. 3024, same also being the POINT OF COMMENCEMENT;

THENCE along the southwest Right-of-Way line of said F.M. 3024, North 36 degrees 13 minutes 39 seconds West (called North 36 degrees 11 minutes West), a distance of 143.46 feet to a 1/2 inch iron rod capped WALS set for lower northeast corner of this 1.000 acre, same also being the POINT OF BEGINNING;

THENCE departing the northeast line of and severing said 10.495 acre Tract 5 the following courses and distances:

South 53 degrees 46 minutes 21 seconds West, a distance of 126.24 feet to a 1/2 inch iron rod capped WALS set for an interior corner of this 1.000 acre;

South 36 degrees 11 minutes 00 seconds East, a distance of 94.35 feet to a 1/2 inch iron rod capped WALS set for the East corner of this 1.000 acre;

South 53 degrees 49 minutes 00 seconds West, a distance of 199.78 feet to a 1/2 inch iron rod capped WALS set for the South corner of this 1.000 acre;

North 36 degrees 11 minutes 00 seconds West, a distance of 205.41 feet to a 1/2 inch iron rod capped WALS set for the West corner of this 1.000 acres;

North 53 degrees 49 minutes 00 seconds East, a distance of 199.78 feet to a 1/2 inch iron rod capped WALS set for the North corner of this 1.000 acre;

South 36 degrees 11 minutes 00 seconds East, a distance of 91.05 feet to a 1/2 inch iron rod capped WALS set for an interior corner of this 1.000 acre;

North 53 degrees 46 minutes 21 seconds East, a distance of 126.22 feet to a 1/2 inch iron rod capped WALS set for the upper northeast corner of this 1.000 acre, same being on the northeast line of said 10.495 acre Tract 5 and the southwest Right-of-Way line of said F.M. 3024;

THENCE along the southwest Right-of-Way of said F.M. 3024, South 36 degrees 13 minutes 39 seconds East (called South 36 degrees 11 minutes East), a distance of 20.00 feet to the POINT OF BEGINNING, and containing 1.000 acre of land, more or less.