

**NOTICE OF NON-JUDICIAL FORECLOSURE
AND SUBSTITUTE TRUSTEE'S SALE**

Date: January 9, 2025

1. **Property to be sold:** The property to be sold is described as follows:

LOT TEN (10), LAGO VISTA ESTATES, A SUBDIVISION IN LIVE OAK COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 36, PLAT RECORDS OF LIVE OAK COUNTY, TEXAS.

Last known owner and address: Shelby Elaine Piwonka
142 Lago Drive
Sandia, TX 78383
and
104 County Road 344
Mathis, TX 78368

2. **Instrument granting right and power to foreclose:** The instrument granting right and power to foreclose is the Deed of Trust on the above property, executed on or about November 21, 2022 and recorded of record as Document No. 239756, Book or Volume 474, Page 262, Official Public Records of Live Oak County, Texas, and later filed was a Transfer of Lien to Steve Eckart executed on or about January 13, 2023, recorded as Document No: 240374, Book or Vol. 00478, Page 30, Official Public Records of Live Oak County, Texas, pursuant to Tex. Prop. Code §51.002(d).
3. **Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, February 4, 2025

Time: No earlier than 10:00 AM, and no later than three hours thereafter.

Place: Live Oak County Courthouse, 301 Houston Street, George West, TX 78022

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash.

Pursuant to TEX. PROP. CODE § 51.009, the Property will be sold in, AS IS, WHERE IS CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, except as to the warranties of title, 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.

FILED Jan 10 A.D. 2025
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Rebecca Muncy DEPUTY
AT 1:47 O'CLOCK pm

Prospective bidders are reminded that by law the 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

- 5. **Type of Sale:** The sale is a non-judicial lien foreclosure sale being conducted pursuant to the Deed of Trust.
- 6. **Obligations Secured:** The Deed of Trust provides that it secures the payment of a Note and associated fees and interest, including all costs and attorneys' fees incurred, namely the amount of **\$99,125.69.**

Substitute Trustee: Colin Newberry or Steven Drake

Lienholder: Steve Eckart

- 7. **Default and Request to Act:** Default has occurred under the Deed of Trust, and the lienholder has previously appointed the undersigned as Substitute Trustee to conduct this sale.

SIGNED on the 9th of January, 2025.



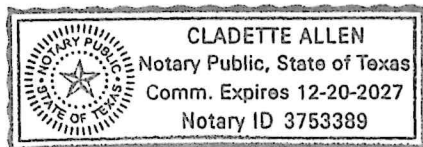
Colin Newberry
State Bar No. 24074806

REALTY LAW PLLC
1411 WEST AVE, Suite 200
Austin, Texas 78701
(512) 277-5060 – Phone

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

SUBSCRIBED AND SWORN TO before me by Colin Newberry on the 9th day of January, 2025.




Notary Public, State of Texas

Filed for Record in:
Live Oak County
On: Jan 10, 2025 at 01:41P
Document Number: 246468
Amount: 29.00
Receipt Number - 33827
By:
Rebecca Munoz, Deputy
Donna N. VanWazer, County Clerk
Live Oak County

1/1
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 10 DAY OF
Jan 25
Donna N. VanWazer, COUNTY CLERK
BY Rebecca Munoz
DEPUTY

Hold:
L.O.T.C