


FILED
AT 12:57 O'CLOCK P.M.

JAN 03 2025

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

By _____


Notice of Foreclosure Sale

February 4, 2025

2022-00423840 ("Deed of Trust"):

Dated: July 15, 2022

Grantor: Maria S. Muniz

Substitute Trustee: Thomas W. Deaton

Lender: Deborah Weaver

Recorded in: 2022-00423840 of the real property records of Angelina County, Texas.

Legal Description: Being 0.615 acres, more or less, situated in the A. Varilla League, abstract 49, Angelina County, Texas as described in deed dated March 31, 1995, from Georgia Mae Morris to Douglas Jackson, in Volume 1010, page 289, official public records of Angelina County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$37,000.00, executed by Maria S. Muniz ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

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 1:00 p.m. and not later than three hours thereafter.

Place: Angelina County Courthouse Annex Building in Lufkin, Texas, at the following location:

Angelina County Annex, 606 East Lufkin Ave., Lufkin, Texas, in the hallway outside the Commissioner's Courtroom adjacent to the Atrium or at such other designated place designated by the Commissioners.

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 Deborah Weaver'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, Deborah Weaver, the owner and holder of the Note, has requested Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Deborah Weaver 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 Deborah Weaver. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, 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 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.



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