

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 8 day of August, 2025 at 12:50 a.m./p.m.  
Stephanie M. Sanders, Robertson County Clerk  
by: Lacy Fechner

## **NOTICE OF FORECLOSURE SALE**

Filed for Record in:  
Robertson County  
On: Aug 08, 2025 at 12:50P  
By: Lacy Fechner

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date:	July 31, 2023
Grantor(s)	Ruby Leon Reyna, Ivonne Jacqueline Garcia Mireles Anthony Ezekiel Leon
Beneficiary:	Nat Love LLC
Substitute Trustee:	Douglas A. McAninch
Recording Information:	Deed of Trust recorded in Document No. 202320232696 of the Official Public Records of Robertson County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

Being Lot Number Nine (9), in the Rufus Payne Subdivision, in Robertson County, Texas, according to the Plat of said Subdivision recorded in Volume B, Page 195 of the Map and Plat Records of Robertson County, Texas.

3. Date, Times and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date:	September 1, 2025
Time:	The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 pm.
Place:	Robertson County Courthouse in Franklin Texas at the following location: In the area of such Courthouse designated by the Robertson County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then within 25 feet at or near and including the outside steps and the main hall of the

west entrance of the Robertson County Courthouses in Franklin, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refileing may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's Own risk." Texas Property Code Sec. 51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Ruby Leon Reyna, Ivonne Jacqueline Garcia Mireles and Anthony Ezekiel Leon. The deed of trust is dated July 31, 2023, and is recorded in the office of the County Clerk of Robertson County, Texas, in Document No. 2023-20232696, of the Official Public Records of Robertson County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the July 31, 2023 promissory note in the original principal amount of \$89,250.00, executed by Ruby Leon Reyna, Ivonne Jacqueline Garcia Mireles and Anthony Ezekiel Leon, and payable to the order of Nat Love, LLC; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust).

7. Matthias Kramer is the current owner and holder of the Obligations of the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

8. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 6, 2025

/s/ Douglas A. McAninch  
Douglas A. McAninch  
P. O. Box 2290  
Friendswood, Texas 77549  
713.247.0000  
281.783.2708 Facsimile  
*douglasmcaninch@outlook.com*

**Notice to Members of the Armed Forces of the United States**

**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.**