

**Notice of Trustee's Sale**

**Date:** December 13, 2019

**Substitute Trustee:** James W. King or Patricia Burleson or Marc Henry  
or Edye Patterson

**Substitute Trustee's Address:** P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** Texas Rural Capital, LLC by transfer from Texas Mortgage Capital Corporation

**Mortgagee's Address:**  
Texas Mortgage Capital Corporation  
311 Howard St.  
San Antonio, Texas 78212

**Mortgage Servicer:** SecureNet Loan Services, LLC

**Mortgage Servicer's Address:** P. O. Box 15826  
San Antonio, Texas 78212

FILED  
at 8:25 o'clock A M

**Note:** Note dated July 25, 2017 in the amount of \$44,280.00

DEC 17 2019

**Deed of Trust**

**Date:** July 25, 2017

**Grantor:** Natali B. Hernandez; and Angel G. Vargas

**Mortgagee:** Texas Mortgage Capital Corporation

**Recording Information:** Document Number #2017014428, Official Public Records of  
Liberty County, Texas.

**Property:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**County:** Liberty County

**Date of Sale (first Tuesday of month):** January 7, 2020

**Time of Sale:** 10:00 a.m. - 1:00 p. m.

**Place of Sale:** Area of Liberty County Courthouse as designated by the Liberty County Commissioner's  
Court.

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

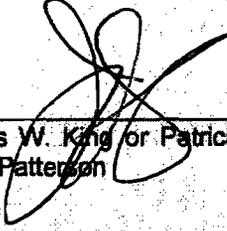
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Adnan Dwyer DEPUTY

DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgage Servicer has appointed James W. King or Patricia Burleson or Marc Henry or Edey Patterson as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
\_\_\_\_\_  
James W. King or Patricia Burleson or Marc Henry or  
Edey Patterson

METES AND BOUNDS DESCRIPTION OF 2.2854 ACRE TRACT - NATALIE HERNANDEZ

A TRACT OR PARCEL OF LAND CONTAINING 2.2854 ACRE TRACT BEING OUT OF THE EAST HALF OF LOT 10 OF MCDONALD SUBDIVISION DESCRIBED IN VOLUME 128, PAGE 109 OF THE DEED RECORDS OF LIBERTY COUNTY OUT OF THE NORTH HALF OF THE JAMES ELDRIDGE SURVEY, ABSTRACT 182 IN LIBERTY COUNTY, TEXAS, SAID 2.2854 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 1 inch iron pipe found at the Southeast corner of Lot 10, the Southwest corner of Lot 28 of the McDonald Subdivision described in Volume 128, Page 109 of the Deed Records of Liberty County;

THENCE West with the South boundary of Lot 10 and the North boundary of Lot 11 of said McDonald Subdivision a distance of 271.38 ft. to a 1/4 inch Iron rod found at the lower Southwest corner of the herein described tract and the Southeast corner of the Rodolfo Trevino 0.90 acre tract described in Clerk's File No. 2006006286 of the Official Public Records of Liberty County;

THENCE North with the East boundary of said 0.90 acre tract a distance of 200.00 ft. to a 1/2 inch iron rod found at the Northeast corner of said Trevino Tract and a re-entrant corner of the herein described 2.2854 acre tract;

THENCE West with the North boundary of said Trevino Tract a distance of 200.00 ft. to a 1/4 inch iron rod found at the upper Southwest corner of the herein described tract being in the East right-of-way line of County Road No. 3372 (60 ft. right-of-way);

THENCE North with the Easterly right-of-way line of said County Road No. 3372 a distance of 96.05 ft. to a 3/8 inch Iron rod set marking the Northwest corner of the herein described tract and the Southwest corner of the David and Diane Villman 1.5000 acre tract described in Clerk's File No. 2013019145 of the Official Public Records of Liberty County;

THENCE East with the South boundary of said Villman Tract a total distance of 471.38 ft. to a 3/8 inch iron rod set marking the Northeast corner of the herein described tract, the East boundary of Lot 10, the West boundary of Lot 28 and the Southeast corner of said Villman Tract;

THENCE South with the division line between Lots 10 and 28 a distance of 296.05 ft. to the PLACE OF BEGINNING and containing 2.2854 acres of land or a net of 1.997 acres excluding county road.

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Paulette Williams*

Paulette Williams, County Clerk  
Liberty County, Texas

August 25, 2017 08:58:23 AM

FEE: \$24.00 MCESSNA  
TRANS

2017016128



**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** January 31, 2019

**Grantor(s):** Caren Devine Richardson

**Mortgagee:** Hillcrest Holdings, LLC, a Nevada Limited Liability Company

**Recorded in:** Clerk's File No. 2019012724

**Property County:** Liberty County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as See Exhibit "A" (more particularly described in the Loan Documents)

**Date of Sale:** January 07, 2020

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale of Property:** Designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

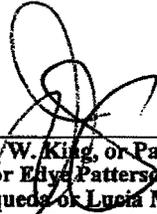
**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.**

The Mortgagee, whose address is:

Hillcrest Holdings, LLC, a Nevada Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 17th day of December, 2019

  
James W. King, or Patricia Burleson, or Marc Henry, or Edye Patterson, Texas, or David Cerda or Luis Esqueda or Lucia Mendez or Jose Martinez  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED  
at 8:25 o'clock A M

DEC 17 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Adrian Driver DEPUTY

Exhibit "A"

FIELDNOTES of a 1.56 acre tract of land located in the J. F. DuRumayor Survey, A-103, Liberty County, Texas, and being a part of that certain 639.27 acre tract conveyed to Barney Wiggins by deed recorded in Volume 516, Page 308 of the Deed Records of Liberty County, Texas. Said 639.27 acre tract is now known as "HORSESHOE LAKES ESTATES" and the 1.56 acres herein conveyed are more particularly described as follows:

BEGINNING at an iron rod for the Northwest corner of Lot 88, Section 13 of Horseshoe Lake Estates as recorded in Volume 8, Page 24 of the Plat Records of Liberty County, Texas. Said Section 13 being also out of said 639.27 acre tract;

THENCE with the West line of said Lot 13, S32°13'W 10.0 feet, and S09°50'30"E 114.77 feet to an iron rod for the South corner of said Lot 13;

THENCE S27°00'W 185.50 feet to an iron rod in the North right of way of a 40.0 foot public road;

THENCE with said right of way N63°00'W 250.0 feet to an iron rod for corner;

THENCE N27°00'E 287.31 feet to iron rod for corner;

THENCE S63°00'E 182.09 feet to Place of Beginning and containing 1.56 acres of land.

made a part hereof, together with all improvements situated thereon (the "Real Property").

Lots 80, 81, 82, 83, Section 13, Horseshoe Lake Estates Subdivision,

All of Lot 88A in Section 13 of the Horseshoe Lake Estates Subdivision situated in the J.F. DuRumayor Survey, Abstract No. A-103

Exhibit "A"

FIELDNOTES of 15.64 acres in the J. F. DeRumayor Survey, A-103, Liberty County, Texas and being part of a 639.87 acre tract recorded in Volume 516, Page 308 of the Deed Records of Liberty County, Texas. Said 15.64 acre tract being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 82 of Section 13 of Horseshoe Lakes Estates Subdivision as recorded in Volume 8, Page 24 of the Plat Records of Liberty County;

THENCE with the West line of Section 13,  $S31^{\circ}35'W$  370.13 feet to iron rod for the Northeast corner of a 1.56 acre tract;

THENCE with the North line of said 1.56 acre tract  $N63^{\circ}38'W$  182.09 feet to the Northwest corner of same, iron rod for corner;

THENCE with the West line of the 1.56 acre tract  $S26^{\circ}22'W$  44.97 feet to iron rod for corner;

THENCE  $N71^{\circ}16'26"W$  370.29 feet to iron rod for corner;

THENCE  $N31^{\circ}24'41"W$  38.85 feet to iron rod for corner;

THENCE  $N19^{\circ}11'W$  169.64 feet to iron rod for corner;

THENCE  $N75^{\circ}10'46"W$  67.87 feet to iron rod for corner;

THENCE  $N46^{\circ}15'24"W$  140.56 feet to iron rod for corner;

THENCE  $N26^{\circ}30'W$  84.31 feet to iron rod for corner;

THENCE  $N39^{\circ}58'49"W$  99.48 feet to iron rod for corner;

THENCE  $N77^{\circ}06'44"W$  130.69 feet to iron rod for corner;

THENCE  $N31^{\circ}50'W$  95.48 feet to iron rod for corner;

THENCE  $N41^{\circ}24'W$  115.81 feet to iron rod for corner;

THENCE  $N10^{\circ}25'34"W$  89.63 feet to iron rod for corner;

THENCE  $N34^{\circ}31'19"E$  63.22 feet to iron rod for corner;

THENCE  $N63^{\circ}19'30"E$  63.60 feet to iron rod for corner;

THENCE  $N73^{\circ}14'45"E$  98.76 feet to iron rod for corner;

THENCE  $N01^{\circ}59'46"E$  46.12 feet to iron rod in the South right of way of a street;

Exhibit "A"

THENCE with said right of way  $370^{\circ}05'E$  169.05 feet to iron rod for corner and  $362^{\circ}30'E$  191.68 feet to iron rod for corner;

THENCE  $327^{\circ}30'W$  150.0 feet to iron rod for corner;

THENCE  $362^{\circ}30'E$  74.45 feet to iron rod for corner;

THENCE  $385^{\circ}45'E$  53.96 feet to iron rod for corner;

THENCE  $N18^{\circ}10'E$  10.20 feet to the Southwest corner of Lot 192 of Section 1-B of afores mentioned subdivision as recorded in Volume , Page of the Plat Records of Liberty County;

THENCE with the South line of Lots 192 to 178 as follows:

$331^{\circ}15'E$  74.80 feet to iron rod for corner,  
 $330^{\circ}11'17"E$  104.46 feet to iron rod for corner,  
 $389^{\circ}25'126"E$  94.77 feet to iron rod for corner,  
 $373^{\circ}55'30"E$  100.62 feet to iron rod for corner,  
 $368^{\circ}02'30"E$  50.36 feet to iron rod for corner,  
 $379^{\circ}04'E$  96.00 feet to iron rod for corner,  
 $389^{\circ}22'E$  150.0 feet to iron rod for corner,  
 $388^{\circ}49'E$  70.24 feet to iron rod for corner,  
 $N86^{\circ}10'E$  79.76 feet to iron rod for the Southeast corner of Lot 178;

THENCE  $305^{\circ}51'24"W$  344.04 feet to the Place of Beginning and containing 15.64 acres of land.

All of Lot 88, in Section 13 of the Horseshoe Lake Estates Subdivision in Liberty County, Texas as same is described in Plat Records of said Subdivision in Volume 8, Page 24, of the Plat Records of Liberty County, Texas.

DEC 17 2019

LEE H. CHAMBERS  
CLERK, LIBERTY COUNTY, TEXAS  
*Lee H. Chambers*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

**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 on 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 military service to the sender of this notice immediately.**

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 23, 2018, Guy Austin Young a/k/a Guy A. Young conveyed to Tim Williams, as Trustee, the property situated in Liberty County, Texas, to wit:

Property:

**Lot Fifty-Eight (58), Block Three (3) of SOUTHERN CROSSING SUBDIVISION, Section 5, an addition in the John Cole Survey, Abstract No. 158, Liberty County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2016009672 of the Map records of Liberty County, Texas, as well as a 2018 Fleetwood Homes, Inc. "240VL16763A" manufactured home, Serial Number FLE240TX1841431A; HUD Label/Seal Number PFS1207546, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.**

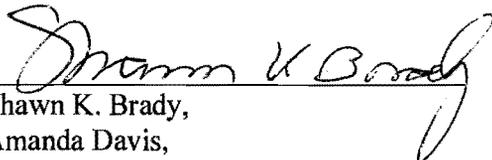
To secure that certain Note executed by Guy Austin Young a/k/a Guy A. Young and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on May 23, 2018 under Document/Instrument No. 2018011243 in the Official Public Records of Liberty County, Texas (hereinafter "Deed of Trust"); and

**WHEREAS**, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

**WHEREAS**, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 7<sup>th</sup> day of January, 2020, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the front steps of on the south side of the Liberty County Courthouse, 1923 Sam Houston, Liberty, Liberty County, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 16<sup>th</sup> day of December, 2019.

  
Shawn K. Brady,  
Amanda Davis,  
Amanda Campbell,  
Margarita Martinez, and/or  
Michelle Mangum-Merendino, any to act,  
Substitute Trustee

c/o BRADY LAW FIRM, PLLC  
6351 Preston Road, Suite 160  
Frisco, Texas 75034  
(972) 424-7200 Telephone  
(972) 424-7244 Facsimile

**GRANTEE'S MAILING ADDRESS:**

21<sup>st</sup> Mortgage Corporation  
620 Market Street  
One Center Square  
Knoxville, Tennessee 37902

FILED  
at 11:15 o'clock A M

DEC 16 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY *Christina V. Davis* DEPUTY

**NOTICE OF FORECLOSURE SALE**

1. **Foreclosure Sale.**

**Date of Sale:** January 7, 2020  
**Time of Sale:** The sale shall begin no earlier than 10:00 a.m. and shall end no later than three hours after, or by 1:00 p.m.  
**Place of Sale:** At front steps of the South side, Liberty County Courthouse located at 1923 Sam Houston, Liberty, Texas

2. **Lien Instrument:**

**Date of Instrument:** August 26, 2016  
**Name of Instrument:** Builder's and Mechanic's Lien Contract  
**Grantor(s):** Michael Longoria and Sylvia Alvarez, husband and wife  
**Substitute Trustees:** Jim Mills, Susan Mills, Emily Northern, Ed Henderson, Kyle Barclay, Margie Allen, Tommy Jackson, Ron Harmon and Glinda Cole  
**Address:** 9065 Jollyville Rd., Suite 203A, Austin, TX 78759  
**Lender & Holder:** United Built Homes, L.L.C.  
**Recording location:** Document No. 2016014957 of the real property records of Liberty County, Texas.  
**Legal Description:** THE SURFACE ESTATE ONLY IN AND TO LOT(S) NO(S) FIVE, BLOCK FIVE, OF CEDAR CREEK II SUBDIVISION LOCATED IN THE MEREDITH DUNCAN SURVEY, A-29, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 198 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

3. **Debt Secured.**

**Date of Instrument:** August 26, 2016  
**Name of Instrument:** Retail Installment Contract  
**Debtor(s):** Michael Longoria  
**Lender & Holder:** United Built Homes, L.L.C.  
**Original amount:** \$150,220.00

4. **Default and Request to Act:** Default has occurred in the payment of the Retail Installment Contract and in the performance of the obligations of the Builder's and Mechanic's Lien Contract. Because of that default, United Built Homes, L.L.C., the owner and holder of the Builder's and Mechanic's Lien Contract, has requested Substitute Trustees to sell the Property. Therefore, notice is given that on and at the Date, Time and Place for Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described below, the Deed of Trust, and the Texas Property Code.
5. **Postponement, Withdrawing, or Rescheduling of the Sale** - The Builder's and Mechanic's Lien Contract permits the Holder to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of any rescheduled foreclosure sale will be re-posted and re-filed, and may be after the date originally scheduled for this sale.
6. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Builder's and Mechanic's Lien Contract permitting the Holder to have the bid credited up to the amount of the unpaid debt secured by the Builder's and Mechanic's Lien Contract. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the Builder's and Mechanic's Lien Contract. Prospective bidders are reminded that, by law, the sale will be subject to all prior matters of record affecting the property. Prospective bidders are strongly urged to examine the property records to determine the nature and extent of such matters, if any.
7. **Property Sold "AS IS."** 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 Builder's and Mechanic's Lien Contract. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.
8. **Conditions.** Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustees reserve 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 Substitute Trustee.
9. **Inquiries.** Questions concerning the sale may be directed to the undersigned Agent and Attorney for the Lender
10. **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.**
11. **THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS**

**NOTICE IS THE ATTORNEY AND AUTHORIZED AGENT OF THE LENDER  
AND HOLDER.**

**DATED November 15, 2019.**

A handwritten signature in black ink, appearing to read "C. Alan Gaudin", is written over a horizontal line.

C. ALAN GAULDIN

Attorney at Law and Agent for Holder

Texas Bar No. 00785507

2790 S. Thompson St., Suite 102

Springdale, AR 72764

Phone: 479.872.3841

Fax: 479.872.3841

legal@ubh.com