

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Alberto Trigueros Razo aka Alberto Razo Trigueros and Julia R. Ramos Morales, aka Julia Trigueros, are hereby notified that on Tuesday, February 4, 2020 between the hours of 10:00 a.m. and 1:00 p.m. at the Liberty County Courthouse located at 1923 Sam Houston Street, in the city of Liberty, County of Liberty, State of Texas 77575 or wherever else designated by the Commissioner's Court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

Lot 13 in Block 7 of Cedar Creek II Subdivision, an addition in the Meredith Duncan Survey, A-20, Liberty County, Texas, according to the map or plat thereof recorded in Volume 9, Page 198 of the Map Records of Liberty, County, Texas, together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2013 MHDMAN00000378 CMH MANUFACTURING, INC. Manufactured Home; Model: 38PNH28604VH14; Serial No.: CSS014658TXA/B; Label/Seal No.: HWC0433222/3 which manufactured home has been placed on the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 685 County Road 4882 S., Dayton, Texas 77535 aka 685 CR-4882 Cedar Creek Drive, Dayton, Texas 77535.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated January 15, 2014, in the original principal sum of \$82,889.80, executed by you as Makers to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated January 15, 2014. The Deed of Trust was executed by you as Grantors to K. Clifford Littlefield as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Liberty County, Texas. Vanderbilt Mortgage and Finance, Inc. the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because both of you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments as agreed.

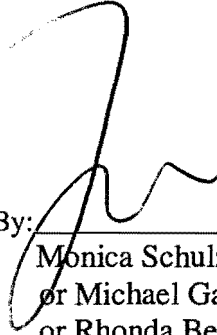
Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through February 9, 2020 is \$86,261.32. Said balance continues to accrue interest per day after that date at \$24.55 per diem. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated January 3, 2020. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 1021 Main Street, Suite 1150, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

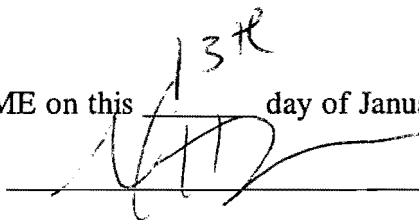
Dated this 13th day of January, 2020

By: 
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

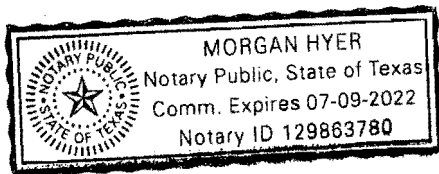
SUBSCRIBED AND SWORN TO BEFORE ME on this 13th day of January, 2020,
by Monica Schulz Orlando.



NOTARY PUBLIC In and For
The State of Texas

Printed Name: MORGAN HYER

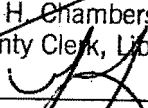
My Commission Expires: 7/9/22



FILED
at 11:30 o'clock A M

JAN 14 2020

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

~~Received on the 14 Day of 1 2020 at 11:30
o'clock a M.
Posted on the 14 Day of 1 2020 at 11:35
o'clock a M.
Lee H. Chambers
County Clerk, Liberty County, Texas
By:  Deputy~~

8:57 FILED
at _____ o'clock _____ A _____ M

NOTICE OF FORECLOSURE SALE

JAN 13 2020

Notice is hereby given of a public nonjudicial foreclosure sale.

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
By *Clayton H. Wiggins*

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

THE SURFACE ONLY in and to the following described real property in Liberty County, described as follows, to-wit:

3.398 Acres of land, more or less in the H. & T. C. R. R. Survey, No. 115, Abstract No. 266, Liberty County, Texas, as more particularly described in Deed dated August 15, 2018 and filed for record under Clerk's file number 2018017696, Official Public Records, Liberty County, Texas.

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

Date: February 4, 2020

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Liberty County Courthouse in Liberty, Texas, at the following location: The area of the Courthouse designated by the Commissioner's Court.

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 reposting or refileing may be after the date originally scheduled for this sale.

3. **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 day the property is sold.

The 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 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.

4. **Type of 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 RUBEN HERNANDEZ and NILE HERNANDEZ. The deed of trust is dated August 15, 2018 and is recorded in the office of the County Clerk of Liberty County, Texas, under Clerk's File #2018017697, of the Official Public Records of Liberty County, Texas.

5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$48,000.00, executed by RUBEN HERNANDEZ and NILE HERNANDEZ, and payable to JESSE J. HENRY and WILLIE HENRY.

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as 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 January 10, 2020.

By: Mike Fielder
MIKE FIELDER
P.O. Box 1265
Dayton, Liberty County, Texas 77535

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **JESSICA LIMON** and **MOISES LIMON**, of Liberty County, Texas, dated March 12, 2015 and duly recorded under Clerk's File No. 2015005018, of the Official Public Records of Liberty County, Texas, I will, as Substitute Trustee under the Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of the indebtedness, default having been made in the payment thereof, sell on Tuesday, February 4, 2020 (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. The real property is located in Liberty County, Texas, and is described as follows, to-wit:

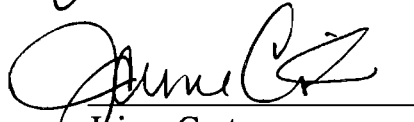
That certain Lot 125, The Ranch Subdivision, Section III, Liberty County, Texas according to Map or Plat of Record in Volume 9, Page 166 of the Plat Records of Liberty County, Texas.

THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

FILED
at 1:50 o'clock P M

JAN 13 2020
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Lee Chambers DEPUTY

Executed the 13th day of January 2020.


Jaime Carter,
Substitute Trustee

ADDRESS AND TELEPHONE NUMBER
OF SUBSTITUTE TRUSTEE

Jaime Carter
312 Main
Liberty, Texas 77575
936-336-5776