

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE UNDER DEED OF TRUST**

STATE OF TEXAS

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§  
§

COUNTY OF LIBERTY

9:52 FILED A

JAN 11 2021

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**RECITALS:**

On October 31, 2018, BOOMERANG TUBE, LLC, a Delaware limited liability company ("Borrower"), executed and delivered to Charles L.W. McGuire, as Trustee, a Second Amended and Restated Deed of Trust, Security Agreement, Collateral Assignment of Leases and Rents and Fixture Filing (the "Deed of Trust") to secure unto BLACK DIAMOND COMMERCIAL FINANCE, L.L.C., a Delaware limited liability company, as successor-in-interest to Cortland Capital Market Services LLC, a Delaware limited liability company (the "Agent"), certain indebtedness and obligations described therein. The Deed of Trust covers and affects, among other property, the real property located in Liberty County, Texas described on Exhibit A attached hereto and hereby made a part hereof, together with all improvements and fixtures thereon and all rights, privileges and appurtenances thereto. The Deed of Trust was filed for record on November 21, 2018, under Clerk's File No. 2018025339 in the Official Public Records of Real Property of Liberty County, Texas (the "Clerk's Office"). The liens, security interests and assignments created by the Deed of Trust and of all other documents and instruments now or hereafter governing, evidencing, guaranteeing, or securing or otherwise relating to payment of all or any part of the indebtedness secured by the Deed of Trust (collectively, the "Loan Documents") are hereinafter collectively called the "Liens".

Agent is the present legal and equitable owner and holder of the Deed of Trust, the other Loan Documents and the Liens.

By instrument filed for record in the Clerk's Office, Agent removed Charles L.W. McGuire as Trustee and removed each and every other previously designated or appointed original Trustee or Substitute Trustee and appointed me, David Thaxton, as Substitute Trustee.

Agent has requested that I, as Substitute Trustee, enforce the trust established by the Deed of Trust and foreclose on the property covered by the Deed of Trust, on account of one or more defaults in the obligations secured by the Deed of Trust.

In accordance with the foregoing, I hereby give notice as set forth below.

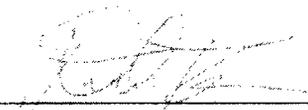
**NOTICE:**

I, David Thaxton, Substitute Trustee, as aforesaid, hereby give notice that after due posting, filing and service of this notice as required by the Deed of Trust and the law, I will sell the property described below at a public sale at auction to the highest bidder or bidders for cash, in Liberty County, Texas (the County in which the real property covered and affected by the Deed of Trust is situated). The sale will occur in the area designated by the commissioners' court of Liberty County, Texas as the area at the courthouse of such county where sales are to

take place. The sale will begin no earlier than 10:00 a.m. and no later than three hours after that time on February 2, 2021 (the first Tuesday in the month of February, 2021). At such public sale at auction, I will sell all of the real property described in and covered by the Deed of Trust located in Liberty County, Texas, together with all improvements and fixtures situated thereon and all and singular the rights, privileges and appurtenances thereto, such real property being more particularly described on Exhibit A, hereto attached and hereby made a part hereof. Notice is also hereby given that in accordance with the provisions of the Texas Business and Commerce Code and the Deed of Trust, all furniture, equipment, machinery and other items of personal property, tangible and intangible, and all rights, privileges and appurtenances thereto, subject to the security interest of the Deed of Trust shall also be sold together with such real property.

Executed on this 7<sup>th</sup> day of January, 2021.

ADDRESS OF SUBSTITUTE TRUSTEE:

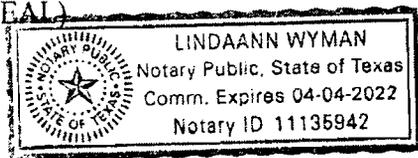
  
\_\_\_\_\_  
David Thaxton, Substitute Trustee

David Thaxton  
Winston & Strawn LLP  
800 Capitol St., Suite 2400  
Houston, Texas 77002-2925  
Telephone No. 713-651-2623

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2021, by David Thaxton, Substitute Trustee.

(SEAL)



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

Exhibit A - Real Property

After recording, return to:

Douglas A. Yeager  
Winston & Strawn LLP  
800 Capitol St., Suite 2400  
Houston, Texas 77002-2925  
Telephone No. 713-651-2696

**EXHIBIT A**

**Real Property**

[Attached]

**PARCEL ONE:**

BEING a 119.32 acre tract of land partially situated in Lots 1 through 4 of Outer Blocks 41 and 42 of the Liberty Town East League. Abstract 359, City of Liberty, Liberty County, Texas, said Outer Blocks being depicted on a map titled "Map of the City of Liberty" which is filed for record under Volume 1, Page 137 of the Liberty County Map Records, said 119.32 acres also being all of that certain called 119.32 acre tract of land described in a Special Warranty Deed from Liberty Works Property Company, L.P. to Boomerang Tube, LLC filed for record under Liberty County Clerk's File Number 200815326, said 119.32 acres also being described as Tracts A-1, A-2, A-3, A-4, B-1, B-2, B-3, B-4, C-1, C-2, D-1 and D-2 in an instrument filed for record under Volume 1249, Page 276 of the Liberty County Deed Records, said 119.32 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4-inch iron rod found for the northwest corner of said Lot 1, Outer Block 41, same being the northwest corner of the residue of a called 21.282 acre tract of land described in an instrument from C.F. Stuesoff to the City of Liberty filed for record under Volume 612, Page 304 of the Liberty County Deed Records:

THENCE S 03°40'27" E, a distance of 147.22 feet to a 5/8-inch iron rod found for the northwest corner of said called 119.32 acre tract, said 5/8-inch iron being marked by a 2-inch iron pipe 2-feet tall on its northeast side and being the POINT OF BEGINNING of the herein described 119.32 acre tract;

THENCE N 86°19'33" E, a distance of 1473.34 feet along a north line of said called 119.32 acre tract to a 1/2-inch iron rod found for the northwest corner of a called 1.43 acre tract of land described in an instrument filed for record under Volume 1277, Page 860 of the Liberty County Deed Records:

THENCE S 03°40'27" E, a distance of 250.00 feet along the west line of said called 1.43 acre tract to a 1/2-inch iron rod found for the southwest corner of said called 1.43 acre tract;

THENCE N 86°19'33" E, a distance of 250.00 feet along the south line of said called 1.43 acre tract to a 1/2-inch iron pipe with a cap stamped "BROWN & GAY" set for the southeast corner of said called 1.43 acre tract;

THENCE N 03°40'27" W, a distance of 250.00 feet along the east line of said called 1.43 acre tract to a 1/2-inch iron rod found for the northeast corner of said called 1.43 acre tract and being in a north line of said called 119.32 acre tract;

THENCE N 86°19'33" E, along a north line of said called 119.32 acre tract, at a distance of 135.24 feet pass through a cotton picker spindle found in asphalt and continuing for a total distance of 147.41 feet to a 1/2-inch iron pipe with a cap stamped "BROWN & GAY" found for the northwest corner of a called 2.893 acre tract of land described in a General Warranty Deed

from Liberty Property Works, L.P. to Sam Rayburn Municipal Power Agency filed for record under Volume 1789, Page 219 of the Liberty County Deed Records;

THENCE S 00°13'27" E, a distance of 275.50 feet along the west line of said called 2.893 acre tract to a 1/2-inch iron pipe with a cap stamped "BROWN & GAY" set for the southwest corner of said called 2.893 acre tract;

THENCE N 86°19'33" E, a distance of 466.58 feet to a 1/2-inch iron pipe with a cap stamped "BROWN & GAY" found for the southeast corner of said called 2.893 acre tract;

THENCE N 03°40'27" W, a distance of 275.00 feet along the east line of said called 2.893 acre tract to a 1/2-inch iron pipe with a cap stamped "BROWN & GAY" found for the northeast corner of said called 2.893 acre tract;

THENCE N 86°19'33" E, a distance of 625.93 feet along a north line of said called 119.32 acre tract to a 1/2-inch iron rod found for the northeast corner of said called 122.0128 acre tract, same also being the northeast corner of a called 0.76 acre tract of land described as said Tract "B-4";

THENCE S 03°40'27" E, a distance of 1187.22 feet along the east line of said called 119.32 acre tract, the east line of said Tract "B-4" and the west line of Lots 1 and 4 of Outer Block 43 of said Map of the City of Liberty, said Lots 1 and 4 being further described in an instrument filed for record under Volume 1259, Page 450 of the Liberty County Deed Records to a point for the southeast corner of said Tract "B-4" and from which a 1/2-inch iron rod found bears S 62°08'47" E, 0.87 feet;

THENCE S 86°19'33" W, at a distance of 11.64 feet and 7.95 feet right pass a found 1/2-inch iron rod and continuing for a total distance of 27.78 feet to a point for the southwest corner of said Tract "B-4", same being in the east line of Lot 3 of said Outer Block 42 and from which a found 1/2-inch iron rod bears N 84°29'03" E, 0.68 feet;

THENCE S 03°40'27" E, along the east line of said Lot 3 of Outer Block 42, at a distance of 102.99 and 16.55 feet left pass a found 1/2-inch iron rod, at a distance of 110.90 feet pass through a 1/2-inch iron rod found for the southeast corner of said Lot 3, Outer Block 42, same being the northeast corner of said Tract "D-2", same being the northeast corner of a called 36.64 acre tract of land described as Tract "D-2" in a General Warranty Deed from the Trinity River Barge and Land Company to National Pipe and Tube Company filed for record under Volume 758, Page 922, said 36.64 acre tract being out of a called 219 acre tract of land described in an instrument filed for record under Volume 613, Page 437 of the Liberty County Deed Records and continuing along the east line of said 36.64 acre tract for a total distance of 833.90 feet to a 1/2-inch iron pipe with a cap stamped "BROWN & GAY" found for corner and from which the following points bear: a found railroad spike - N 52°15'17" W, 36.15 feet, a found railroad spike - S 87°44'27" W, 23.65 feet, a found 1/2-inch iron rod - N 62°32'53" W, 15.01 feet;

THENCE S 86°19'33" W, along the south line of said called 36.64 acre tract, at a distance of 2263.27 feet pass through a 1/2-inch iron pipe with a cap stamped "BROWN & GAY" found for

reference and continuing for a total distance of 2277.92 feet to a point for corner in the east high bank of the Trinity River (Port of Liberty Channel) as surveyed on March 7, 2008;

THENCE the following twenty-six (26) courses and distances in a northerly direction along the east and north high bank of said Trinity River (Port of Liberty Channel) as surveyed on March 7, 2008;

N 15°03'46" E, a distance of 50.58 feet to a point;

N 22°40'12" E, a distance of 81.52 feet to a point.

N 55°36'27" E, a distance of 79.25 feet to a point;

N 29°05'10" E, a distance of 67.40 feet to a point;

N 11°19'12" W, a distance of 32.10 feet to a point;

N 33°31'00" W, a distance of 44.60 feet to a point.

N 00°38'44" E, a distance of 52.70 feet to a point,

N 27°16'23" W, a distance of 107.21 feet to a point;

N 04°37'56" E, a distance of 73.41 feet to a point;

N 38°13'29" W, a distance of 151.20 feet to a point;

N 48°52'46" W, a distance of 150.60 feet to a point;

N 62°35'48" W, a distance of 56.55 feet to a point;

N 55°10'25" E, a distance of 16.36 feet to a point;

N 61°01'00" W, a distance of 48.20 feet to a point;

S 76°11'05" W, a distance of 93.20 feet to a point;

N 46°38'08" W, a distance of 16.20 feet to a point;

S 77°35'37" W, a distance of 170.46 feet to a point;

N 04°33'28" W, a distance of 20.28 feet to a point;

S 73°49'00" W, a distance of 36.10 feet to a point;

S 27°49'43" W, a distance of 47.70 feet to a point;

S 64°50'25" W, a distance of 20.90 feet to a point;

N 20°27'10" W, a distance of 34.10 feet to a point;

S 75°58'00" W, a distance of 23.60 feet to a point;

S 07°50'49" E, a distance of 37.90 feet to a point;

S 53°25'23" W, a distance of 14.50 feet to a point;

S 86°19'33" W, a distance of 81.89 feet to a point for corner being the most westerly southwest corner of the herein described 119.32 acre tract, same being in the west line of Lot 4 of said Outer Block 41, same also being in the east line of a called 15.44 acre tract of land described in a General Warranty Deed from Price Daniel to Liberty Towing and Dredging filed for record under Volume 1268, Page 335 of the Liberty County Deed Records and from which a found 1/2-inch iron pipe bears S 07°46'19" W, 0.62 feet and a found 1/2-inch iron rod bears S 49°05'59" W, 13.90 feet.

THENCE N 03°40'27" W, along the west line of Lot 4 and Lot 1 of said Outer Block 41, the west line of said called 122.0128 acre tract, the east line of said called 15.44 acre tract and the east line of the apparent residue of a called 20.00 acre "Save & Except" tract described in Volume 232, Page 51 of the Liberty County Deed Records, at a distance of 349.93 feet and 0.96 feet left pass a 1/2-inch iron rod found in a railroad bed, at a distance of 624.58 feet and 73.43 feet left pass a found 3/4-inch iron pipe and continuing for a total distance of 1298.34 feet to the POINT OF BEGINNING and containing 119.32 acres of land.

Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD-83 and a bearing of N 86°19'33" E established by GPS observations along a north line of a called 122.0128 acre tract of land described in an instrument filed for record under Volume 1717, Page 204 of the Liberty County Deed Records, said north line being monumented on the west by a found 5/8-inch iron rod and on the east with a found 1/2-inch iron rod.

#### PARCEL TWO: EASEMENTS

Tract E 1: EASEMENT ESTATE CREATED BY instrument dated July 12, 1978, from City of Liberty, Texas to National Steel Corporation, recorded in Vol. 831, page 152 of the Deed Records of Liberty County, Texas. As amended by instrument dated 10/12/2009 executed by and between the City of Liberty and Boomerang Tube, LLC and recorded under Liberty County Clerk File # 2009014865 of the Official Public Records of Liberty County. As amended by instrument dated 10/19/2009 recorded under Liberty County Clerk File No. 2011007673 of the Official Public Records of Liberty County, Texas.

All right, title and interest in and to a BEING a 0.3865 acre tract of land out of Outer Block 42, Lot 1 and a portion of a 10-vara wide roadway of the Liberty Town East League, Abstract 359.

City of Liberty, Liberty County, Texas, said Outer Blocks and 10-vara wide roadway being depicted on a map titled "Map of the City of Liberty" which is filed for record under Volume 1, Page 137 of the Liberty County Map Records, same also being out of the residue of a called 22.448 acre tract of land described in an instrument to the City of Liberty filed for record under Volume 612, Page 304 of the Liberty County Deed Records, said 0.3865 of one acre also being all of that certain called 65-foot wide right-of-way and easement for roadway purposes described in a right-of-way deed from the City of Liberty to National Steel Corporation filed for record under Volume 831, Page 152 of the Liberty County Deed Records, as amended by instrument recorded under Clerk's file No. 2009014865 in the Official Public Records of Liberty County, Texas, said 0.3865 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with a cap stamped "Brown & Gay" set for the northwest corner of a called of a called 2.893 acre tract of land described in a General Warranty Deed from Liberty Property Works, L.P. to Sam Rayburn Municipal Power Agency filed for record under Volume 1789, Page 219 of the Liberty County Deed Records, same also being in the present south line of the residue of said called 22.448 acre tract and a reentrant corner of a called 122.0128 acre tract of land described in a Special Warranty Deed from Allied Tube and Conduit Corporation to Liberty Works Property Company, L.P. filed for record under Volume 1717, Page 204 of the Liberty County Deed Records;

THENCE S 86°19'33" W, a distance of 79.92 feet along the present south line of the residue of said called 22.448 acre tract and the north line of said called 122.0128 acre tract to a point for corner, and from which a 1/2-inch iron rod found for the northeast corner of a called 1.43 acre tract of land described in an instrument filed for record under Volume 1277, Page 860 of the Liberty County Deed Records bears S 86°19'33" W, 67.49 feet.

THENCE N 03°29'22" W, a distance of 184.24 feet over and across said Outer Block 42, Lot 1 and a portion of a 10-vara wide roadway to a point for corner in the south right-of-way line of Fann-to-Market Road 3361 (120-foot width) as described in instruments filed for record under Volume 806, Page 719 of the Liberty County Deed Records and Volume 806, Page 723 of the Liberty County Deed Records;

THENCE N 86°30'38" E, a distance of 103.00 feet along the south right-of-way line of said Fann-to-Market Road 3361 to a point for corner;

THENCE S 03°39'38" W, a distance of 185.43 feet over and across said Outer Block 42, Lot 1 and a portion of a 10-vara wide roadway to the POINT OF BEGINNING and containing 0.3865 of one acre (16,838 square feet) of land.

TRACT E 2: EASEMENT CREATED BY instrument dated 06/29/2011 executed by and between the City of Liberty and Boomerang Tube, LLC and recorded under Liberty County Clerk File # 2011007672 of the Official Public Records of Liberty County.

BEING a 0.2910 acre tract of land out of Outer Block 42, Lot 2 and a portion of a 10 vara wide roadway of the Liberty Town East League, A-359, City of Liberty, Liberty County, Texas, said Outer Blocks and 10 vara wide roadway being depicted on a map titled "Map of the City of

Liberty" which is filed for record under Volume 1, Page 137 of the Liberty County Map Records, same also being out of the residue of a called 22.448 acre tract of land described in an instrument to the City of Liberty filed for record under Volume 612, Page 304 of the Liberty County Deed Records, said 0.2901 of one acre also being part of that certain called 38.22 foot right of way easement for roadway purposes described in a right of way from the City of Liberty to National Steel Corporation filed for record under Volume 831, Page 155 of the Liberty County Deed Records, said 0.2910 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of a called 119.32 acre tract of land described in a General Warranty Deed from Liberty Works Property Co., L.P. to Boomerang Tube LLC filed for record under Liberty County Clerk's File No. 2008015326 also being the southeast corner of said 22.448 acre tract and being in the west line of a tract of land described and recorded in Volume 1259, Page 450 of the Liberty County Deed Records;

THENCE S 86 deg 19'33" W, a distance of 53.13 feet along the south line of the residue of said 22.448 acre tract and the north line of said 119.32 acre tract to the Southeast corner of the herein described tract and being the POINT OF BEGINNING;

THENCE S 86 deg 19'33" W, a distance of 60.00 feet along the south line of the residue of said 22.448 acre tract and the north line of said 119.32 acre tract to the southwest corner of the herein described tract;

THENCE N 03 deg 40'27" W a distance of 90.35 feet over and across the residue of said 22.448 acre tract to the point of curvature of a curve to the left;

THENCE in a northwesterly direction 97.73 feet along the arc of said curve to the left having a radius of 153.00 feet, a central angle of 36 deg 35'58" and a chord which bears N23 deg 02'43" W, 96.08 feet to the northwest corner of the herein described tract and being in the south right of way of Farm to market Road 3361 (120 foot width) as described in instruments filed for record in Volume 806, Page 719 and Volume 806, Page 723 of the Liberty County Deed Records;

THENCE N 86 deg 50'38" E a distance of 120.00 feet along the south right of way line of Farm to Market Road 3361 to the Northeast corner of the herein described tract;

THENCE in a southwesterly direction over and across the residue of said 22.448 acre tract, 95.60 feet along the arc of a curve to the left having a radius of 185.00 feet, a central angle of 29 deg 36'25" and a chord which bears S 13 deg 38'14" W, 94.54 feet to the end of said curve;

THENCE S 03 deg 40'27" E a distance of 90.35 feet continuing over and across the residue of said 22.448 acre tract to the POINT OF BEGINNING and containing 0.2910 of one acre (12,674 square feet) of land.

TRACT E 3: EASEMENT AS CREATED BY instrument dated April 15, 1980, from Chambers-Liberty Counties Navigation District and City of Liberty to National Pipe & Tube Company, recorded in Vol 877, page 542 of the Deed Records of Liberty County, Texas.

All right, title and interest in and to 0.3137 of one acre tract of land situated in the Liberty Town East League, Abstract 359, Liberty County, Texas and being out of a called 15.44 acre tract of land described in a General Warranty Deed to Liberty Towing & Dredging filed for record under Volume 1268, Page 335 of the Liberty County Deed Records, said 0.3137 of one acre tract of land also being all of that certain easement tract described in a "Railroad Easement Contract" from Chambers-Liberty Counties Navigation District and the City of Liberty to National Pipe & Tube Company filed for record under Volume 877, Page 542 of the Liberty County Deed Records, said 0.3137 of one acre being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4-inch iron rod found for the northwest corner of Lot 1, Outer Block 41 of the Liberty Town East League, Abstract 359, City of Liberty, Liberty County, Texas, said Outer Blocks being depicted on a map titled "Map of the City of Liberty" which is filed for record under Volume 1, Page 137 of the Liberty County Map Records, same being the northwest corner of the residue of a called 21.282 acre tract of land described in an instrument from C.F. Stuesoff to the City of Liberty filed for record under Volume 612, Page 304 of the Liberty County Deed Records:

THENCE S 03°40'27" E, a distance of 919.99 feet along the west line Lot 1 & Lot 4 of said Outer Block 41 to the POINT OF BEGINNING of the herein described 0.3137 acre tract;

THENCE S 03°40'27" E, a distance of 56.14 feet along the west line Lot 1 & Lot 4 of said Outer Block 41 to a point for corner;

THENCE the following six (6) courses and distances over and across said called 15.44 acre tract:

In a Westerly direction, along a curve to the right, a distance of 55.98 feet, having a radius of 382.25 feet, a central angle of 08°23'27" and a chord which bears N 89°21'12" W, 55.93 feet to the point of tangency;

N 85°09'28" W, a distance of 43.00 feet to an angle point;

S 86°40'16" W, a distance of 122.00 feet to a point for corner;

N 71°30'06" W, a distance of 161.37 feet to a point for the beginning of a non-tangent curve to the left;

In an Easterly direction, along said curve to the left, a distance of 103.19 feet, having a radius of 382.25 feet, a central angle of 15°28'03" and a chord which bears S 85°35'42" E, 102.88 feet to the point of tangency;

N 86°40'16" E, a distance of 267.88 feet to the POINT OF BEGINNING and containing 0.3137 of one acre of land.

TRACT E 6: EASEMENT AS CREATED BY instrument dated February 10, 1976, from City of Liberty to National Pipe and Tube Company, recorded in Vol. 771, page 767 of the Deed Records of Liberty County, Texas.

All right, title and interest in and to a 1.223 acre tract of land out of Outer Block 42, Lot 1, Outer Block 41 Lot 1 & Lot 2, a portion of a 10-vara wide roadway between Outer Block 41 and 42 and Outer Block 40 of the Liberty Town East League, Abstract 359, City of Liberty, Liberty County, Texas, said Outer Blocks and 10-vara wide roadways being depicted on a map titled "Map of the City of Liberty" which is filed for record under Volume 1, Page 137 of the Liberty County Map Records, same also being out of a portion of the residue of a called 21.282 acre and a called 22.448 tract of land described in an instrument to the City of Liberty filed for record under Volume 612, Page 304 of the Liberty County Deed Records, said 1.223 acre tract also being all of that certain called 30-foot wide right-of-way and easement for pipeline purposes described in an instrument filed for record under Volume 771, Page 767 of the Liberty County Deed Records, said 1.223 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with a cap stamped "Brown & Gray" set for the northwest corner of a called of a called 2.893 acre tract of land described in a General Warranty Deed from Liberty Property Works, L.P. to Sam Rayburn Municipal Power Agency filed for record under Volume 1789, Page 219 of the Liberty County Deed Records, same also being in the present south line of the residue of said called 22.448 acre tract and a reentrant corner of a called 122.0128 acre tract of land described in a Special Warranty Deed from Allied Tube and Conduit Corporation to Liberty Works Property Company, L.P. filed for record under Volume 1717, Page 204 of the Liberty County Deed Records;

THENCE S 86°19'33" W, a distance of 7.82 feet along the present south line of the residue of said called 22.448 acre tract and the north line of said called 122.0128 acre tract to the POINT OF BEGINNING of the herein described 1.223 acre tract.

THENCE S 86°19'33" W, a distance of 1549.38 feet long the present south line of the residue of said called 22.448, said called 21.282 acre tract and the north line of said called 122.0128 acre tract to a point for corner;

THENCE N 50°14'44" W, a distance of 254.56 feet over and across said called 21.282 acre tract and a 10-vara wide roadway between said Outer Block 40 & 41 to a point for corner in the north line of a 10-vara wide roadway;

THENCE N 86°19'33" E, a distance of 43.64 feet along the north line of the 10-vara wide roadway between said Outer Block 40 & 41 to a point for corner;

THENCE S 50°14'27" E, a distance of 210.91 feet over and across said called 21.282 acre tract and a 10-vara wide roadway between said Outer Block 40 & 41 to a point for corner;

THENCE N 86°19'33" E. a distance of 1537.46 feet over and across the residue of said called 22.448, said called 21.282 acre tract and said 10-vara wide roadway between said Outer Block 41 & 42 to a point for corner;

THENCE S 03°40'27" E. a distance of 30.00 feet to the POINT OF BEGINNING and containing 1.223 acres of land.

TRACT E 7: EASEMENT by instrument dated 06/14/2011 executed by and between the City of Liberty and Boomerang Tube, LLC and recorded under Liberty County Clerk File # 2011007674 of the Official Public Records of Liberty County.

BEING a 0.2633 acre tract of land out of Outer Block 41, Lot 1 and a portion of a 10-vara wide roadway of the Liberty Town East League, Abstract 359, City of Liberty, Liberty County, Texas, said Outer Blocks and 10-vara wide roadway being depicted on a map titled "Map of the City of Liberty" which is filed for record under Volume 1, Page 137 of the Liberty County Map Records, same also being out of the residue of a called 21.282 acre tract of land described in an instrument to the City of Liberty filed for record under Volume 612, Page 304 of the Liberty County Deed Records, said 0.2633 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the northwest corner of a called 119.32 acre tract of land described in a General Warranty Deed from Liberty Works Property Co., L.P. to Boomerang Tube, LLC filed for record under Liberty County Clerk's File Number 2008015326 also being the southwest corner of the residue of said 21.282 acre tract and being in the east line of the residue of a called 20.00 acre "Save & Except" tract described in Volume 232, Page 51 of the Liberty County Deed Records.

THENCE N 03°40'27" W. at 147.22 feet passing a 3/4-inch iron rod found for the northwest corner of the residue of said 21.282 acre tract and continuing a total distance of 160.40 feet to the northwest corner of the herein described tract and being in the south right-of-way line of Farm-to-Market Road 3361 (width varies) as described in instruments filed for record in Volume 806, Page 719 and Volume 806, Page 723 of the Liberty County Deed Records.

THENCE N 79°10'43" E. a distance of 120.00 feet along the south right-of-way line of said Farm-to-Market Road 3361 to the northeast corner of the herein described tract;

THENCE in a southwesterly direction over and across the residue of said 22.448 acre tract, 130.90 feet along the arc of a curve to the left having a radius of 125.00 feet, a central angle of 60°00'00" and a chord which bears S 24°31'31" W, 125.00 feet to the end of said curve.

THENCE S 03°40'27" E. a distance of 65.17 feet continuing over and across the residue of said 22.448 acre tract to the southeast corner of the herein described tract.

THENCE S 86°19'33" W, a distance of 60.00 feet along the south line of the residue of said 21.282 acre tract and the north line of said 119.32 acre tract to the POINT OF BEGINNING and containing 0.2633 of one acre (11,469 square feet) of land.

**PARCEL THREE:**

FIELD NOTES of a 7.1918 acre tract of land situated in the Liberty Town Tract East League, Abstract 359, Liberty County, Texas, and being out of and a part of a 9.3795 acre tract of land out of said East League and Lot 3, Outer Block 29 of the City of Liberty. Map of said City of Liberty being of Record in Volume 1 at Page 137 of the Map Records of Liberty County, Texas. Said 9.3795 acres is out of and a part of that certain "called" 33.6 acre tract conveyed by McGuire, et al. to Chambers-Liberty Counties Navigation District by Deed dated September 29, 1967 and recorded in Volume 624 at Page 579 of the Deed Records of Liberty County, Texas and in which said Navigation District conveyed an undivided one-half interest to the City of Liberty by Deed dated July 19, 1974 and recorded in Volume 742 at Page 286 of the Deed Records of Liberty County, Texas. Said 9.3795 acres also being out of and a part of that certain original "called" 20 acres (known as the Osbolt 20 acre tract) conveyed to Chambers-Liberty Counties Navigation District by Deeds recorded in Volume 619 at Pages 202 and 744, and Volume 634 at Pages 206 and 219 of the Deed Records of Liberty County, Texas. This 7.1918 acre tract is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE EAST LINE OF A CALLED 50.755 ACRE TRACT OF LAND CONVEYED BY CHAMBERS-LIBERTY COUNTIES NAVIGATION DISTRICT AND THE CITY OF LIBERTY TO LIBERTY FORGE, INC. BY DEED DATED JULY 12, 1995 AND RECORDED IN VOLUME 1576 AT PAGE 273 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING an 8' x 8" concrete monument, with brass disk, found in the West right-of-way line of Navigation Street as it exists on the ground in the South line of Lot 2 and North line of Lot 3 of Outer Block 29 of the City of Liberty. Said point being in the North line of the heretofore mentioned 33.6 acre tract and being the Easternmost Northeast corner of the heretofore mentioned 50.755 acre tract. Said point being the Northernmost Northwest corner of said 9.3795 acres.

THENCE: South 89°51'06" East along the Northernmost North line of said 9.3795 acres the North line of said Lot 3 and the South line of said Lot 2 of Outer Block 29, and the North line of said "called" 33.6 acres, over and across existing Navigation Street, for a distance of 45.62 feet to a p.k. nail set in the pavement of Navigation Street for the Northernmost Northeast corner of said 9.3795 acres, original Southeast corner of Lot 2 and Northeast corner of Lot 3, Outer Block 29 and the Northeast corner of said "called" 33.6 acres. Said point being in the West right-of-way line of an original 10 vara (27.78 feet) wide street as shown on Plat of said City of Liberty, said street being Tract B-3 conveyed by the City of Liberty to National Pipe and Tube Company by Deed dated March 4, 1976 and recorded in Volume 771 at Page 848 of the Deed Records of Liberty County, Texas.

THENCE: South 00°08'24" West along the Northernmost East line of said 9.3795 acre tract, the

Northernmost East line of said "called" 33.6 acres, the East line of Lot 3, Outer Block 29, and the West line of said Tract B-3, for a distance of 722.78 feet to a ½ inch iron rod, with cap, found for an interior corner of said 9.3795 acre tract, the Southwest corner of said Tract B-3 and the Southeast corner of Lot 3, Outer Block 29.

THENCE: South 89°51'36" East along the Easternmost North line of said 9.3795 acre tract and the South line of said Tract B-3 for a distance of 27.78 feet to an 80d nail set for the Easternmost Northeast corner of said 9.3795 acre tract, the Southeast corner of said Tract B-3, the Southwest corner of Lot 4, Outer Block 40 and the Northwest corner of another original 10 vara (27.78 feet) wide street and being in the West line of F. M. Highway 3361.

THENCE: South 00°08'24" West along the Southernmost East line of said 9.3795 acre tract, the West line of said 10 vara street last above mentioned, the West line of said F. M. Highway 3361, the West line of that certain tract of land conveyed to the City of Liberty by Deed recorded in Volume 612 at Page 304 of the Deed Records of Liberty County, Texas, the West line of Lots 1 and 4, Outer Block 41 of the City of Liberty, the East line of said Osbolt 20 acres, and the West line of that certain tract of land conveyed by Liberty Works Property Company, LP to Boomerang Tube, LLC by Deed dated July 22, 2008 and recorded under County Clerk's File No. 2008015326 of the Official Public Records of Liberty County, Texas, and at 175.05 feet pass a 2 inch iron pipe found 0.55 feet East of said line and a 5/8 inch iron rod found 0.57 feet East of said line; in all, a total distance of 849.35 feet to a 1/2 inch iron rod, with cap (BHA), set for the Northeast corner and POINT OF BEGINNING of this tract and the Northeast corner of that certain 0.4617 of an acre Easement Tract described this date.

THENCE: Continue South 00°08'24" West along the East line of this tract, the East line of said 0.4617 of an acre, the Southernmost East line of said 9.3795 acres, the West line of Lot 4, Outer Block 41 and the West line of said Liberty Works Property Company, LP tract and at 125.29 feet cross the centerline of an existing rail (railroad tracks not in use); at 130.06 feet cross the centerline of another existing rail (railroad tracks not in use); at 138.52 feet cross the centerline of another existing rail (railroad tracks not in use); at 143.70 feet cross the centerline of another existing rail (railroad tracks not in use); at 271.15 feet cross the centerline of another existing rail (railroad tracks not in use); in all, a total distance of 274.07 feet to a ½ inch iron rod, with cap, set for the Southeast corner of this tract, the Southeast corner of said 9.3795 acres, the Southeast corner of said 0.4617 of an acre, the Southeast corner of said "called" 33.6 acres and the Northeast corner of the residue of that certain 15.44 acre tract conveyed by Price Daniel, et al. to Liberty Towing and Dredging, Inc. by Deed dated August 22, 1988 and recorded in Volume 1268 at Page 335 of the Official Public Records of Liberty County, Texas.

THENCE: North 89°56'49" West along the South line of this tract, the South line of said 9.3795 acres, the South line of said "called" 33.6 acres, the South line of said 0.4617 of acre and the North line of said residue of 15.44 acres, and at 8.77 feet cross the centerline of an existing rail (railroad tracks not in use); at 73.36 feet pass a 1/2 inch iron rod, with cap (BHA), set for the Southwest corner of said 0.4617 of an acre, at 1118.58 feet pass a ½ inch iron rod, with cap, found for reference, from which a 1 inch iron pipe (found) bears South 16°47'34" East 6.71 feet; in all, a total distance of 1122.33 feet to a point on the East high bank of the Port of Liberty at the Trinity River for the Southwest corner of this tract, the Southwest corner of said 9.3795 acres,

the Southwest corner of the residue of said "called" 33.6 acres and the Northwest corner of the residue of said 15.44 acres.

THENCE: Along and with the meanders of the East high bank of said Port of Liberty-Trinity River, the Southernmost West line of this tract, the Southernmost West line of said 9.3795 acres and the Southernmost West line of the residue of said "called" 33.6 acres, as follows:

North 01°11'20" East for a distance of 83.52 feet;

North 31°36'53" West for a distance of 55.96 feet;

North 15°47'15" West for a distance of 81.08 feet;

North 51°23'02" East for a distance of 47.10 feet;

North 17°42'12" East for a distance of 38.87 feet to a point for the Westernmost Northwest corner of this tract, the Westernmost Northwest corner of said 9.3795 acres and the Southwest corner of said 50.755 acres.

THENCE: South 89°52'09" East along the Westernmost North line of this tract, the North line of said 0.4717 of an acre, the Westernmost North line of said 9.3795 acres and the South line of said 50.755 acres, and at 0.97 feet pass a 1 inch galvanized iron pipe in concrete found for reference, at 401.21 feet pass a T-Post on line; at 519.85 feet cross the centerline of an existing rail (railroad tracks not in use); at 527.03 feet cross the centerline of an existing rail (railroad tracks not in use); at 1050.68 feet pass a 1 inch galvanized iron pipe in concrete found for the Southeast corner of said 50.755 acres, the Northwest corner of said 0.4617 of an acre and an interior corner of said 9.3795 acres; in all a total distance of 1124.05 feet to the PLACE OF BEGINNING and containing within these boundaries 7.1918 acres of land.

9:52 A

Clairhett Macias

200304 US HWY 90 E  
LIBERTY, TX 77575

0000008821027

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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.

**1. Date, Time, and Place of Sale.**

Date: February 02, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 01, 2009 and recorded in Document CLERK'S FILE NO. 2015006949; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2016009038 real property records of LIBERTY County, Texas, with ORAN WILLIAM TROUSDALE AND LAURA R TROUSDALE, grantor(s) and BILLY R. TERRELL, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ORAN WILLIAM TROUSDALE AND LAURA R TROUSDALE, securing the payment of the indebtednesses in the original principal amount of \$350,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TEXAS BANK FINANCIAL D/B/A TEXAS BANK MORTGAGE is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. TEXAS BANK MORTGAGE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TEXAS BANK MORTGAGE  
4521 S. HULEN, SUITE 200  
FORT WORTH, TX 76109



NTSS0000008821027

**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.**

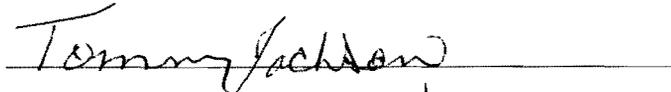
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-11-21 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 1-11-21

**EXHIBIT "A"**

FIELD NOTES OF A TRACT OF LAND CONTAINING 2.15 ACRES SITUATED IN THE WILLIAM PHELPS SURVEY, ABSTRACT 330, LIBERTY COUNTY AND BEING OUT OF AND A PART A TRACT OF LAND CONVEYED TO THOMAS CLAUDE TERRELL IN VOLUME 732, PAGE 821 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 2.15 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS FOLLOWS:

NOTE: THE WEST LINE OF A 3.549 ACRE TRACT OF LAND CONVEYED TO ROBERT K. PEARDON AND JOSEPHINE M. PEARDON RECORDED BY DEED IN VOLUME 1942, PAGE 484 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING AT A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 EAST, THE NORTH LINE OF SAID THOMAS TERRELL TRACT AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD, FOUND, FOR THE NORTHWEST CORNER OF SAID 3.549 ACRES AND THE NORTHEAST CORNER OF A 6.5406 ACRE TRACT OF LAND CONVEYED TO T. C. TERRELL RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 20070007850 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY BEARS S 80 DEGREES 15'00" E, A DISTANCE OF 682.06 FEET;

THENCE, S 07 DEGREES 56' 05" W, OVER AND ACROSS SAID THOMAS TERRELL TRACT, A DISTANCE OF 419.91 FEET TO A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81 DEGREES 27'27" W, OVER AND ACROSS SAID THOMAS TERRELL TRACT, A DISTANCE OF 194.40 FEET TO A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 00 DEGREES 07'25" W, OVER AND ACROSS SAID THOMAS TERRELL TRACT, A DISTANCE OF 128.84 FEET TO A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, FOR AN ANGLE CORNER IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, N 01 DEGREES 25' 35" E, OVER AND ACROSS SAID THOMAS TERRELL TRACT, A DISTANCE OF 300.01 FEET TO A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 90 EAST AND THE NORTH LINE OF SAID THOMAS TERRELL TRACT AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 80 DEGREES 15'10" E (CALLED S 78 DEGREES 39' 30" E), ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 90 EAST AND THE NORTH LINE OF SAID THOMAS TERRELL TRACT, A DISTANCE OF 246.58 FEET TO THE "POINT OF BEGINNING" AND CONTAINING 2.15 ACRES OF LAND, MORE OR LESS.

9:52 AM A

Clairhett Macias

200304 US HWY 90 E  
LIBERTY, TX 77575

00000008821027

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**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.**

**1. Date, Time, and Place of Sale.**

Date: February 02, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 01, 2009 and recorded in Document CLERK'S FILE NO. 2015006949; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2016009038 real property records of LIBERTY County, Texas, with ORAN WILLIAM TROUSDALE AND LAURA R TROUSDALE, grantor(s) and BILLY R. TERRELL, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ORAN WILLIAM TROUSDALE AND LAURA R TROUSDALE, securing the payment of the indebtednesses in the original principal amount of \$350,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TEXAS BANK FINANCIAL D/B/A TEXAS BANK MORTGAGE is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. TEXAS BANK MORTGAGE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TEXAS BANK MORTGAGE  
4521 S. HULEN, SUITE 200  
FORT WORTH, TX 76109



NTSS0000008821027

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.

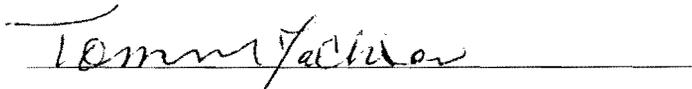
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-11-21 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 1-11-21

**EXHIBIT "A"**

FIELD NOTES OF A TRACT OF LAND CONTAINING 2.15 ACRES SITUATED IN THE WILLIAM PHELPS SURVEY, ABSTRACT 330, LIBERTY COUNTY AND BEING OUT OF AND A PART A TRACT OF LAND CONVEYED TO THOMAS CLAUDE TERRELL IN VOLUME 732, PAGE 821 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 2.15 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS FOLLOWS:

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BEGINNING AT A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 EAST, THE NORTH LINE OF SAID THOMAS TERRELL TRACT AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD, FOUND, FOR THE NORTHWEST CORNER OF SAID 3.549 ACRES AND THE NORTHEAST CORNER OF A 6.5406 ACRE TRACT OF LAND CONVEYED TO T. C. TERRELL RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 20070007850 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY BEARS S 80 DEGREES 15'00" E, A DISTANCE OF 682.06 FEET;

THENCE, S 07 DEGREES 56' 05" W, OVER AND ACROSS SAID THOMAS TERRELL TRACT, A DISTANCE OF 419.91 FEET TO A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81 DEGREES 27'27" W, OVER AND ACROSS SAID THOMAS TERRELL TRACT, A DISTANCE OF 194.40 FEET TO A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 00 DEGREES 07'25" W, OVER AND ACROSS SAID THOMAS TERRELL TRACT, A DISTANCE OF 128.84 FEET TO A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, FOR AN ANGLE CORNER IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, N 01 DEGREES 25' 35" E, OVER AND ACROSS SAID THOMAS TERRELL TRACT, A DISTANCE OF 300.01 FEET TO A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 90 EAST AND THE NORTH LINE OF SAID THOMAS TERRELL TRACT AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 80 DEGREES 15'10" E (CALLED S 78 DEGREES 39' 30" E), ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 90 EAST AND THE NORTH LINE OF SAID THOMAS TERRELL TRACT, A DISTANCE OF 246.58 FEET TO THE "POINT OF BEGINNING" AND CONTAINING 2.15 ACRES OF LAND, MORE OR LESS.

9:52 A

*Charbett Macias*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DEFAULT having been made in the payment of the note described in that certain Deed of Trust and Security Agreement executed by **MARTIN CRUZ** dated January 8, 2020, and duly filed for record on January 13, 2020, in the Office of the County Clerk of Liberty County, Texas under Liberty County Clerk's File No. **2020001177** of the Official Public Records of Real Property of Liberty County, Texas, conveying to **JAMES MURNANE, Trustee**, the following described real property and improvements thereon in Liberty County, Texas, to-wit:

**Tract I:**

**A 127.3 acre tract of land situated in the Hugh means Survey, Abstract Number 78, Liberty County, Texas, being out of and a part of the residue of 465.0860 acres conveyed to Martin Cruz by Providence Timberlands, Ltd., in Deed dated September 24, 2013, recorded in Clerk's File No. 2013014551 of the Official Public Records of Liberty County, Texas; said 127.3 acre tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein,**

**Tract II: (Easement Estate)**

**Non-exclusive Easement Estate created by instrument dated effective September 25, 2013 and recorded under Clerk's File No. 2013014551 and 2013014553 of the Official Public Records of Liberty County, Texas, over and across a called 465.0860 acre tract of land situated in the Hugh Means Survey, Abstract No. 78, Liberty County, Texas.**

**Tract III: (Easement Estate)**

**Non-exclusive Easement Estate created by instrument dated August 27, 2015 and recorded under Clerk's File No. 2015014923 of the Official Public Records of Liberty County, Texas, over and across a called 465.0860 acre tract of land situated in the Hugh Means Survey, Abstract No. 78, Liberty County, Texas.**

**Tract IV: (Easement Estate)**

**Non-exclusive Easement Estate created by instrument dated August 27, 2015 and recorded under Clerk's File No. 201612118 and 2019031414 of the Official Public Records of Liberty County, Texas, over and across a called 465.0860 acre tract of land situated in the Hugh Means Survey, Abstract No. 78, Liberty County, Texas**



WHEREAS, **PINNACLE REALTY ADVISORS, INC. d/b/a PINNACLE MORTGAGE**, a Texas corporation, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said James Murnane, as Trustee and appointed Tommy Jackson, Keata Smith, Margie Allen or Kyle Barclay, as Substitute Trustee(s); and

WHEREAS the said Deed of Trust vests power in the Trustee named above to execute the provisions of said trustee and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Substitute Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

**FEBRUARY 2, 2021**

to commence at the hour of 10:00 o'clock a.m., or within three (3) hours thereafter, on said day, sell the above-described Real Property together with the above-described Personal Property to the highest bidder for cash at the following location:

**On the front steps of the south side of the Liberty County Courthouse, 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area designated by the County Commissioner's Court**

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refiled may be after the date originally scheduled for this sale.

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 described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of 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.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee

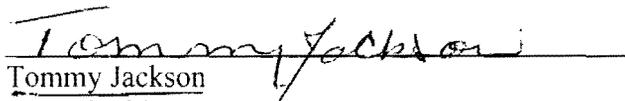
or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, 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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BUDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

Pinnacle Realty Advisors, Inc.  
2825 Wilcrest, Suite 570  
Houston, Texas 77042

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 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.

  
Tommy Jackson  
Keata Smith  
Margie Allen  
Kyle Barclay  
Substitute Trustee

% Robert A. Schlanger, P.C.  
Attorney for Trustees  
5325 Katy Freeway, Suite 2  
Houston, Texas 77007  
(713) 626-2333

**EXHIBIT "A"**

**Legal Description**

A 127.3 acre tract of land situated in the Hugh Means Survey, Abstract Number 78, Liberty County, Texas, being out of and a part of the residue of 465.0860 acres conveyed to Martin Cruz by Providence Timberlands, LTD, in deed dated September 24, 2013, recorded in Clerk's File No. 2013014551 of the Official Public Records of Liberty County, Texas. This 127.3 acre tract of land is more particularly described by metes and bounds as follows to wit:

**BEGINNING** at a point for the West corner of this tract of land, and the West corner of said residue of 465.0860 acres.

**THENCE** North 59° 17' 38" East with the Northwest line of this tract of land a distance of 2,175.35 feet to a point for the North corner of this tract of land. ,

**THENCE** in a Southeasterly direction with the Northeast lines of this tract of land the following courses to points:

South 45° 23' 38" East a distance of 152.47 feet;

South 47° 08' 26" East a distance of 420.07 feet;

South 46° 59' 37" East a distance of 424.12 feet;

South 47° 32' 48" East a distance of 636.37 feet;

South 47° 43' 25" East a distance of 335.72 feet;

South 45° 21' 58" East a distance of 99.83 feet;

**THENCE** South 34° 26' 34", West a distance of 30.42 feet to a point in the centerline of Luce.

**THENCE** in a Southwesterly direction with the centerline of Luce Bayou the following courses to points for corners;

South 34° 26' 34" West a distance of 150.35 feet;

South 71° 47' 50" West a distance of 166.81 feet;

South 37° 54' 59" West a distance of 143.02 feet;

South 25° 52' 45" East a distance of 93.74 feet;

South 19° 18' 14" West a distance of 410.13 feet;

South 65° 12' 40" West a distance of 189.95 feet;

South 73° 14' 14" East a distance of 170.42 feet;

South 38° 45' 56" West a distance of 39.70 feet;

South 29° 52' 52" West a distance of 45.15 feet;

THENCE South 21° 56' 09" West with the centerline of Luce Bayou a distance of 178.60 feet to a point for the Southeast corner of this tract of land.

THENCE South 85° 47' 18" with a South line of this tract of land a distance of 602.68 feet to a point for the Southwest corner of this tract of land.

THENCE North 04° 12' 47" West with a West line of this tract of land a distance of 223.37 feet to a point for an interior corner of this tract of land.

THENCE South 85° 47' 18" West with a South line of this tract of land a distance of 914.38 feet to a point for an interior corner of this tract of land.

THENCE South 02° 38' 49" East with an East line of this tract of land a distance of 185.21 feet to a point for an exterior corner of this tract of land.

THENCE South 85° 33' 29" West with the South line of this tract of land a distance of 350.04 feet to a point for the Southwest corner of this tract of land, and in the East right of way line of State Highway 321.

THENCE North 24° 59' 56" East with West line of this tract of land, and the East right of, way line of State Highway 321 a distance of 212.53 to a point;

THENCE North 24° 59' 56" West with West line of this tract of land, and the East right of, way line of State Highway 321 a distance of 212.53 feet to a point;

THENCE North 21° 24' 41" West with West line of this tract of land, and the East right of, way line of State Highway 321 a distance of 1,306.60 feet to a point;

THENCE North 22° 09' 07" West with West line of this tract of land, and the East right of, way line of State Highway 321 a distance of 149.56 to the POINT OF BEGINNING and containing 127.3 acres of land more or less;

**Tract II: (Easement Estate)**

Non-exclusive Easement Estate created by instrument dated effective September 25, 2013 and recorded under Clerk's File No. 2013014551 and 2013014553 of the Official Public Records of Liberty County, Texas, over and across a called 465.0860 acre tract of land situated in the Hugh Means Survey, Abstract No. 78, Liberty County, Texas.

**Tract III: (Easement Estate)**

Non-exclusive Easement Estate created by instrument dated August 27, 2015 and recorded under Clerk's File No. 2015014923 of the Official Public Records of Liberty County, Texas, over and across a called 465.0860 acre tract of land situated in the Hugh Means Survey, Abstract No. 78,

Liberty County, Texas.

Tract IV: (Easement Estate)

**Non-exclusive Easement Estate created by instrument dated August 27, 2015 and recorded under Clerk's File No. 201612118 and 2019031414 of the Official Public Records of Liberty County, Texas, over and across a called 465.0860 acre tract of land situated in the Hugh Means Survey, Abstract No. 78, Liberty County, Texas.**

**Notice of Foreclosure Sale**

11:00 A

January 11, 2021

11:00 A  
J. Manuel Marques

Promissory Note and Deed of Trust ("Deed of Trust")

Dated: March 26, 2018

Grantor: CLARA ISABEL MARTINEZ RODRIGUEZ and  
HELIODORO CAMEJO

Substitute Trustee: DANIEL SYLVIA

Substitute Trustee's  
Address: 1517 TRINITY ST, LIBERTY, TX 77575

Lender: MANUEL MARQUES

Borrower: CLARA ISABEL MARTINEZ RODRIGUEZ and  
HELIODORO CAMEJO

Recorded In: Instrument Number 2018-008622 of the Official Public Records of  
Liberty County, Texas.

Property: The real property, improvements, and personal property described  
in and mortgaged in the Deed of Trust, including the real property  
described below, and all rights and appurtenances thereto.

Legal Description: Lot 191, Block 5, Villa Nueva Subdivision, Liberty County, Texas,  
according to the map or plat records thereof recorded under Clerk's  
File No. 2014-011445 of the Official Public Records of Liberty  
County, Texas.

Secures: Promissory Note in the original principal amount of \$70,000.00,  
executed by Clara Isabel Martinez Rodriguez and Heliodoro  
Camejo and payable to the order of Lender.

Modifications and  
Renewals: NONE

**Foreclosure Sale:**

- Date: Tuesday, February 2, 2021
- 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: Liberty County Courthouse in Liberty, Texas, at the following location:  
The area of the Courthouse designated by the Commissioner's Court.
- 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 Lender'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, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender 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.

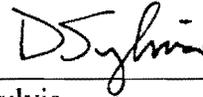
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Lender. 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, Substitute 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 Substitute 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.**



---

Daniel Sylvia  
Attorney for Lender  
State Bar No. 24099404  
1517 Trinity Street  
Liberty, Texas 77535  
(936) 336-4115  
daniel@bdavislaw.net

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

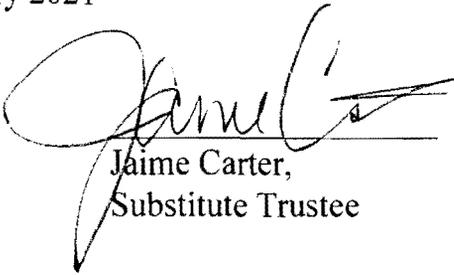
Pursuant to authority conferred upon me by that certain Deed of Trust executed by **GILARDO OCHOA and MARIA OCHOA**, of Liberty County, Texas, dated July 12, 2008 and duly recorded under Clerk's File No. 2008021638, of the Official Public Records of Liberty County, Texas, I will, as Substitute Trustee 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 2, 2021 (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 surface estate only in and to that certain 10.140 acre tract of land located in the J.L. Holbrook Survey No. 30, Abstract 689, Liberty County, Texas and particularly described in "Exhibit A" attached hereto and made a part hereof for all purposes.

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.

231 P  
Marta Ochoa

Executed the 11<sup>th</sup> day of January 2021



Jaime Carter,  
Substitute Trustee

ADDRESS AND TELEPHONE NUMBER  
OF SUBSTITUTE TRUSTEE

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

**"EXHIBIT A"**  
**FIELD NOTES ON**  
**10.140 ACRES**  
**(DESIGNATED AS TRACT Y 2)**

FIELD NOTES ON A TRACT OF LAND CONTAINING 10.140 ACRES, LOCATED IN THE J. L. HOLBROOK SURVEY NO. 30, ABSTRACT 689, LIBERTY COUNTY, TEXAS, OUT OF A 69.014 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 215, PAGE 631, ET SEQUENCE, OF THE DEED RECORDS OF SAID LIBERTY COUNTY, SAID 10.140 ACRES HEREIN BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

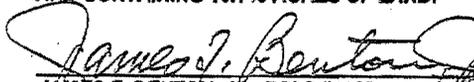
BEGINNING AT A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED ON THE SOUTH LINE OF SAID 69.014 ACRE TRACT AND THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 602 (WOLF ISLAND ROAD), A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 69.014 ACRE TRACT BEARS NORTH 89°39'43" WEST A DISTANCE OF 893.94 FEET;

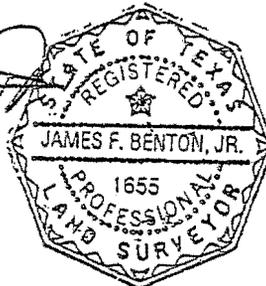
THENCE NORTH 00°12'16" WEST A DISTANCE OF 1384.79 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED ON THE MOST SOUTHERLY NORTH LINE OF SAID 69.014 ACRE TRACT THE MOST SOUTHERLY NORTH LINE OF SAID HOLBROOK SURVEY, THE SOUTH LINE OF THE V. L. MEYER SURVEY NO. 30, ABSTRACT 979 AND THE SOUTH LINE OF THE McCLAIN FAMILY TRUST 50.000 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1726, PAGE 337 AND 340 OF THE OFFICIAL PUBLIC RECORDS OF SAID LIBERTY COUNTY;

THENCE NORTH 89°47'44" EAST, ALONG THE MOST SOUTHERLY NORTH LINE OF SAID 69.014 ACRE TRACT, THE MOST SOUTHERLY NORTH LINE OF SAID HOLBROOK SURVEY, THE SOUTH LINE OF SAID McCLAIN 50.000 ACRE TRACT AND THE SOUTH LINE OF SAID MEYER SURVEY, A DISTANCE OF 323.15 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 00°12'16" EAST A DISTANCE OF 1367.85 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED ON THE SOUTH LINE OF SAID 69.014 ACRE TRACT AND THE NORTH RIGHT OF WAY LINE SAID COUNTY ROAD 602;

THENCE NORTH 89°39'43" WEST, ALONG THE SOUTH LINE OF SAID 69.014 ACRE TRACT AND THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 602, A DISTANCE OF 323.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.140 ACRES OF LAND.

  
JAMES F. BENTON, JR. RPLS #1655  
STEVE HUMBIRD TECHNICAL SERVICES  
1203 NORTH HOUSTON AVENUE  
LIVINGSTON, TEXAS 77351



FEBRUARY 1, 2005



**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT 71 OF HUNTERS CREEK, AN ADDITION IN THE THOMAS DEVERS SURVEY, A-170, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 4 OF THE MAP RECORDS OF 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 2, 2021

**Time:** The sale shall begin no earlier than 10:00 am or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place:** Liberty County in Liberty, Texas on the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, Liberty, Texas or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.
  
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. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. 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. 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 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee. If the Foreclosure Sale is passed, 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.
  
4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.
  
5. Pursuant to section 51.009 of the Texas Property Code, 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 property.

2.15 P

JDC

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by James K. Jones II a/k/a James Jones II a/k/a James Kelly Jones II and Brenda Borden a/k/a Brenda Gail Jones ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated August 14, 2003 and executed by Debtor in the Original Principal Amount of \$49,500.00. The current beneficiary of the Deed of Trust is U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE PRP II PALS INVESTMENTS TRUST, 7144 E. Stetson Dr., Suite 410, Scottsdale, AZ 85251. The Deed of Trust is dated August 14, 2003, designating John E. Swain as the Original Trustee and is recorded in the office of the County Clerk of Liberty County, Texas, under Instrument No. 2003016556, of the Real Property Records of Liberty County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95502.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested 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.

8. **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.**

DATED January 11, 2021



James W. King, Patricia Burleson, Marc Henry, Edye Patterson,  
Richard Anderson, Ray Vela & Cesar DeLaGarza, David Garvin

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust, Security Agreement and Assignment of Leases and Rents

**Date** June 23, 2020  
**Grantor(s):** Sandra Davila  
**Original Payee:** Richland Acquisitions, LLC  
**Deed of Trust:** Executed June 23, 2020, recorded in the public records of Liberty County, Texas, in or under File No. 2020018342  
**Current Mortgagee:** 2020 Homes and Land, LLC, a Delaware Limited Liability Company  
**Property County:** Liberty County  
**Legal Description:** All that certain tract or land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Lots 9 and 10 of the Rivercrest Park Subdivision of a part of the William Wills Survey, in Liberty County, Texas, according to plat of said subdivision of record in Volume 5, Page 3 of the Map Records of Liberty County, Texas. (more particularly described in the Loan Documents).

**Date of Sale:** February 02, 2021  
**Earliest Time Sale will Begin:** 10:00 AM  
**Place of Sale of Property:** Designated area by Commissioner's Court of Liberty County being the Liberty County Courthouse or as further designated by the County Commissioner.

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

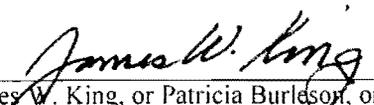
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces 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:  
2020 Homes and Land, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 12th day of January 2021

12:25 P

Adrian Driver

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

## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust

**Date:** February 28, 2020

**Grantor(s):** Alton Emmitte Robertson, Jr.

**Mortgagee:** Unit 1 Long Term Investors, LLC, a Delaware Limited Liability Company

**Recorded in:** Clerk's File No. 2020032839

**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 Lot 360, Block 6, Unit 2 Cypress Lakes Subdivision, according to the plat thereof recorded in Volume 6, Page 108, of the Map and Plat Records of Liberty County, Texas, (more particularly described in the loan documents).

**Date of Sale:** February 02, 2021

**Earliest Time Sale will Begin:** 10:00 AM

**Place of Sale of Property:** Designated area set by the Commissioner's Court of Liberty County, Texas, being the Liberty County Courthouse; or as further designated by the County Commissioner.

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.

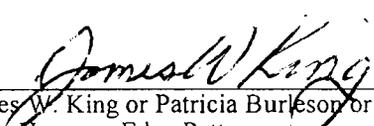
### ACTIVE MILITARY SERVICE NOTICE

**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:

Unit 1 Long Term Investors, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 12th day of January, 2021

  
James W. King or Patricia Burleson or  
Marc Henry or Edye Patterson or  
Jose Martinez, Trustee or Substitute  
Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

12:30 P

Adnan Diver

## NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold: The property to be sold is described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

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

Date: February 2, 2021

Time: The sale shall begin no earlier than 10:00 A.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, on the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, Liberty Texas or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson, Burns & Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. The Contract for Deed may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Contract for Deed in accordance with the Holder's rights and remedies under the Contract for Deed and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, 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 property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by Texas Law under the Texas Property Code, Section 5.066. The holder of the Contract for Deed is Strategic Realty Fund, LLC, 4300 Stevens Creek Blvd, Suite 275, San Jose, CA, 95129. The Contract for Deed, in the Original Amount of \$29,578.02, is executed by Amanda Cuevas and James Cuevas and dated June 6, 2011, and recorded under Memorandum of Contract For Deed filed of record under Instrument Number 2021000611 and is recorded in the office of the County Clerk of LIBERTY County, Texas. The foreclosure is being administered by a

2:15 P

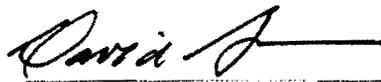
J. P. Ar

mortgage servicer representing the assignee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested 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.

8. **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.**

DATED January 11, 2021



James W. King, Patricia Burleson, Marc Henry, Edye Patterson,  
Richard Anderson, Ray Vela and Cesar DeLaGarza, Dāvid Garvin

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

**Legal description of the land**

Being 1.53 acres of land, in and out of and apart of that certain 350 acre tract of land in the William Harris League, Abstract no. 51, Liberty County, Texas. Said 350 acre tract of land being that certain "First Tract" as described in deed of record in Volume 284, Page 377 of the Deed Records of Liberty County, Texas. Said 1.53 acres of land being more particularly described by metes and bounds as follows, to-wit:

COMMENCING at a Wagon Hub "found" for the Northeast corner of said 350 acre tract  
THENCE South 88° 41' West along the North line of said 350-acre tract (along the North line of said Harris League) for a distance of 1053.38 feet to a 3/4 inch iron rod set for the Northeast corner and POINT OF BEGINNING of said 1.53 acre tract herein described,

THENCE South 1° 06' East for a distance of 333.68 feet to a 3/4 inch iron rod set for the Southeast corner

THENCE South 88° 52' West along the South line of said tract (along the North Margin of road) for a distance of 200 feet to a 3/4 inch iron rod set for the Southwest corner,

THENCE North 1° 08' West along the West line of said tract for a distance of 333.04 feet to a 3/4 inch iron rod set for the Northwest corner,

THENCE North 89° 41' East along the North line of said tract for a distance of 200 feet to the POINT OF BEGINNING and containing 1.53 acres of land, more or less, together with all improvements situated thereon.

Parcel: 000051-001059-003

Commonly Known as: 1178 County Rd #143, Liberty, TX 77575

Prior Recording Info: 5/4/2017, inst# 2017011125

