

at 3:20 o'clock P M

JAN 14 2019

NOTICE OF TRUSTEE'S SALE

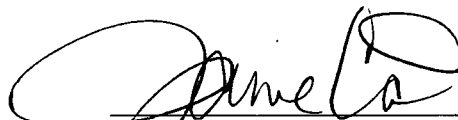
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
By Charles H. Macias

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **MARIA L. RODRIGUEZ** of Liberty County, Texas, dated January 28, 2015, and duly recorded in Clerks File Number 2015001972, of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on ***Tuesday, February 5, 2019***, (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. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

Lot Twenty-two (22), Block Two (2) of Woodway III Subdivision, a subdivision located out of the Joseph Dugat Survey, Abstract 175, according to the map recorded in Volume 8, Page 225, of the Map Records of Liberty County, Texas.

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

Executed the 11th day of January 2019.



Jaime Carter
Trustee

ADDRESS AND TELEPHONE NUMBER
OF TRUSTEE

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

JAN 14 2019

NOTICE OF TRUSTEE'S SALE

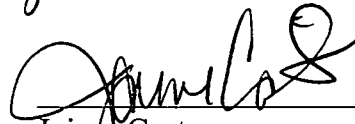
LEE H. CHAMBERS,
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Charlotta Valencia* DEPUTY

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **JOHNATHAN TERRELL** and **PATRICIA TERRELL** of Liberty County, Texas, dated July 24, 2018 and duly recorded in the Clerks File Number 2018017193 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on ***Tuesday, February 5, 2019***, (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. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

That certain 4.4993 acre tract of land situated in the Joseph Dugat League, Abstract 175, Liberty County Texas, and being out of that certain "Proposed Park Site" as shown on Plat on Woodway II Subdivision, recorded in Volume 8, Page 217 of the Map Records of Liberty County, Texas more fully described by metes and bounds in Exhibit "A" attached hereto and made 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.

Executed the 14th day of January 2019.



Jaime Carter
Trustee

ADDRESS AND TELEPHONE NUMBER
OF TRUSTEE

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

STATE OF TEXAS)
 COUNTY OF LIBERTY)

FIELD NOTES of a 4.4993 acre tract of land situated in the Joseph Dugat League, Abstract 175, Liberty County, Texas and being out of that certain "Proposed Park Site" as shown on Plat of Woodway II Subdivision recorded in Volume 8 at Page 217 of the Map Records of Liberty County, Texas. Said 4.4993 acres being part of the residue of that certain 189.68 acre tract of land conveyed by Champion Realty Corporation to Weldon Alders by Deed dated October 29, 1981 and recorded in Volume 926 at Page 64 of the Deed Records of Liberty County, Texas. This 4.4993 acre tract of land is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.0000000. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a ½ inch iron rod, with cap (BHA), set in the West right-of-way line of F. M. Highway 1409 (80 feet wide right-of-way), at the Southeast corner of Reserve "B" of said Woodway II Subdivision. Said point being the Northeast corner of said "Proposed Park Site" and being the Northeast corner and POINT OF BEGINNING of this tract. Said BEGINNING POINT has a State Plane Coordinate Value of Y=9,981,666.75 and X=4,038,066.68. Said point being in a curve to the right, concave Westerly; from which a concrete right-of-way monument found for the BEGINNING POINT of said curve bears North 27°07'12" West 130.19 feet.

THENCE: Along and around said curve to the right, in a Southerly direction, along the Northernmost East line of this tract, the East line of said "Proposed Park Site" and the West right-of-way line of said F. M. Highway 1409, said curve having a radius of 871.78 feet, a central angle of 06°30'26" and a chord bearing and distance of South 19°35'04" East 98.96 feet, for an arc length of 99.01 feet to a concrete right-of-way monument found leaning for the TERMINATION POINT of said curve. Said point has a State Plane Coordinate Value of Y=9,981,573.52 and X=4,038,100.05.

THENCE: South 16°51'54" East along the Northernmost East line of this tract, the East line of said "Proposed Park Site" and the West right-of-way line of said F. M. Highway 1409 for a distance of 284.08 feet (called 283.46 feet) to a ½ inch iron pipe found at a chain link fence corner for an exterior corner of this tract and the Northeast corner of that certain 0.38 of an acre (Tract "A") conveyed by Weldon W. Alders to Mobil Pipe Line Company by Deed dated March 17, 1988 and recorded in Volume 1225 at Page 642 of the Official Public Records of Liberty County, Texas. Said point has a State Plane Coordinate Value of Y=9,981,301.66 and X=4,038,182.46.



THENCE: North $76^{\circ}52'15''$ West along an interior line of this tract, the North line of said 0.38 of an acre and the North line of that certain 0.5293 of an acre (Tract "B") conveyed by Weldon W. Alders to Mobil Pipe Line Company by Deed dated March 17, 1988 and recorded in Volume 1225 at Page 642 of the Official Public Records of Liberty County, Texas, for a distance of 219.79 feet (called 220.0 feet) to a 5/8 inch iron rod, with aluminum cap, found at a chain link fence corner for an interior corner of this tract and the Northwest corner of said 0.5293 of an acre. Said point has a State Plane Coordinate Value of $Y=9,981,351.59$ and $X=4,037,968.42$.

THENCE: South $13^{\circ}14'24''$ West along an interior line of this tract and the West line of said 0.5293 of an acre for a distance of 153.47 feet (called 153.7 feet) to a 5/8 inch iron rod, with aluminum cap, found at a chain link fence corner for an interior corner of this tract and the Southwest corner of said 0.5293 of an acre. Said point has a State Plane Coordinate Value of $Y=9,981,202.19$ and $X=4,037,933.27$.

THENCE: South $76^{\circ}46'33''$ East along an interior line of this tract, the South line of said 0.5293 of an acre and the South line of said 0.38 of an acre for a distance of 274.33 feet (called 275.00 feet) to a 1/2 inch iron pipe found at a chain link fence corner for the Southeast corner of said 0.38 of an acre. Said point being 0.86 feet North of the South line of this tract and being an interior corner of this tract.

THENCE: North $13^{\circ}26'54''$ East along an interior line of this tract and the East line of said 0.38 of an acre for a distance of 57.03 feet to a 1/2 inch iron pipe found at a chain link fence corner in the West right-of-way line of said F. M. Highway 1409 and the East line of said "Proposed Park Site" for an angle point in the East line of said 0.38 of an acre. Said point being an exterior corner of this tract and has a State Plane Coordinate Value of $Y=9,981,194.90$ and $X=4,038,213.59$.

THENCE: South $16^{\circ}09'57''$ East along the Southernmost East line of this tract, the East line of said "Proposed Park Site" and the West right-of-way line of said F. M. Highway 1409 for a distance of 55.88 feet (called 56.40 feet) to a 1/2 inch iron rod, with cap (BHA), found for the Southeast corner of this tract, the Southeast corner of said "Proposed Park Site" and the Northeast corner of that certain 0.6685 of an acre Water Well Site out of the residue of said 189.68 acres. Said point has a State Plane Coordinate Value of $Y=9,981,141.23$ and $X=4,038,229.15$.

THENCE: South $84^{\circ}43'44''$ West along the South line of this tract, the South line of said "Proposed Park Site" and the North line of said Water Well Site for a distance of 57.92 feet (called 57.57 feet) to a 1/2 inch iron rod, with cap (BHA), found for an angle point in the South line of this tract, the Northwest corner of said Water Well Site and the Northeast corner of Lot 8, Block 7 of said Woodway II Subdivision. Said point has a State Plane Coordinate Value of $Y=9,981,135.91$ and $X=4,038,171.48$.

THENCE: South 85°14'04" West along the South line of this tract, the South line of said "Proposed Park Site", the North line of said Lot 8 and the North line of Lot 7, Block 7 of said Woodway II Subdivision, for a distance of 435.97 feet (called 435.78 feet) to a ½ inch iron rod (bent), found for the Southwest corner of this tract, the Southwest corner of said "Proposed Park Site", the Northwest corner of said Lot 7, the Northeast corner of Lot 6, Block 7 and the Southeast corner of Lot 3, Block 7 of said Woodway II Subdivision. Said point has a State Plane Coordinate Value of Y=9,981,099.69 and X=4,037,737.02.

THENCE: North 04°54'08" West along the West line of this tract, the West line of said "Proposed Park Site" and an interior East line of said Woodway II Subdivision and at 238.37 feet pass a ½ inch iron rod found for the Northeast corner of said Lot 3 and the Southeast corner of County Road 4293 (Park Street/60 feet wide right-of-way); at 298.40 feet pass a ½ inch iron rod (bent), found for the Northeast corner of said County Road 4293 and the Southeast corner of Lot 4, Block 6 of said Woodway II Subdivision; in all, a total distance of 536.80 feet to a ½ inch iron rod found for the Southwest corner of said Reserve "B", the Northwest corner of this tract and the Northwest corner of said "Proposed Park Site". Said point has a State Plane Coordinate Value of Y=9,981,634.53 and X=4,037,691.14.

THENCE: North 85°05'52" East along the North line of this tract, the North line of said "Proposed Park Site" and the South line of said Reserve "B" for a distance of 377.11 feet (called 376.78 feet) to the PLACE OF BEGINNING and containing within these boundaries 4.4993 acres or 195,990.03 square feet of land.

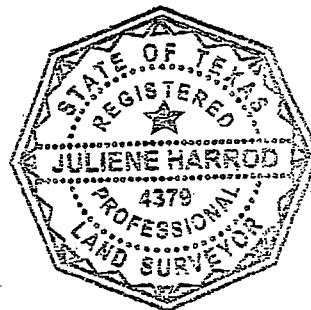
SURVEYOR'S CERTIFICATE

I, Juliene Harrod, Registered Professional Land Surveyor No. 4379, do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground, under my supervision, in July of 2018 and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Baytown, Texas, this the 13th day of July, A. D., 2018.

Juliene Harrod

Juliene Harrod
R. P. L. S. No. 4379
17-4884.fdn.docx
Hutchison & Associates, Inc.
1209 Decker Drive, Suite 100
Baytown, TX 77520
Engineering Firm #F-267
Surveying Firm #100293-00



at 1:29 FILED P
o'clock M

Notice of Foreclosure Sale

JAN 10 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Chambers* DEPUTY

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

Lot 35 Block 2 Southern Crossing, Section Five, Liberty County, Texas, a subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 201505658 and situated in the John Cole Survey, Abstract No. 158, Liberty County, Texas.

3. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust dated October 25, 2017, and executed by Desiree Lynn Miller under Liberty County Clerk's File No. 2017020416 and modified by a Modification and Supplement to Deed of Trust signed on February 12, 2018 and recorded under Liberty County Clerk's File No. 2018005106 of the real property records of Liberty County, Texas

4.

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

Date: February 5, 2019

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: In Liberty County at the area designated by the Commissioner's Court for sales of property under a power of sale conferred by a Deed of Trust or other Contract lien as follows: Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575.

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$45,099.36.

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. The sale shall 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 the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- 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 nature and physical condition 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 trustee.


5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$44,096.18, executed by Desiree Lynn Miller and payable to the order of SOUTHERN CROSSING FIVE, LLC Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, SOUTHERN CROSSING FIVE, LLC at 2607 Cardinal Lane, Humble, Texas 77396.

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

Dated: 1-10-19


Stan Nix, Trustee
25560 Ramrock Dr.
Houston Texas 77037
281-540-7636
281-224-9391

FILED
at 11:23 o'clock A M

JAN 11 2019

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY *Christine Valenzuela* DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

.89 acres, Lot 1, Section 2, Towering Oaks Subdivision, more fully described in No. 2012-001760 of the Deed Records of Liberty County, Texas and Mobile Home thereon, Label No. TEX0510957.

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

Date: February 5, 2019

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, at the following location: The area of the Courthouse designated by the Commissioner's Court.

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

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **Type of Sale.** The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by BRITTANY OWENS. The deed of trust is dated February 1, 2012 and is recorded in the office of the County Clerk of Liberty County, Texas, under Clerk's File #2012001761, of the Official Public Records of Liberty County, Texas.

5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$50,000.00, executed by BRITTANY OWENS, and payable to D. WARWICK PROPERTIES, LLC.

6. **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.

DATED January 11, 2019.

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

at 9:53 FILED A
o'clock _____ M

NOTICE OF TRUSTEE'S SALE

JAN 14 2019

STATE OF TEXAS §
 §
COUNTY OF LIBERTY §

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Clara M. Nolas DEPUTY

Whereas pursuant to that one certain Deed of Trust dated **February 10, 2017**, executed by **DINORAH MERCEDES MELARA CEA and OSCAR ALFREDO CHACON** "Mortgagor" and filed and recorded in the Official Public Real Property Records of LIBERTY County, Texas, under **Clerk's File Number 2017004121** of the Deed of Trust Records of LIBERTY County, Texas, Mortgagor conveyed to **Eric R. Hird**, the Trustee named in the Deed of Trust, all of Mortgagor's right, title, and interest in and to the real property situated in LIBERTY County, Texas, and described as follows:

See Exhibit "A" attached hereto and incorporated herein(collectively the "Property");

together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust, to secure payment of that one certain Real Estate Lien Note or promissory note dated **February 10, 2017**, in the original principal amount of **\$79,650.00** executed by **DINORAH MERCEDES MELARA CEA** and payable to the order of **HIRD 2013 INVESTMENT, LLC, a Texas limited liability company** and subsequently assigned to **BURKE FINANCE AND CAPITAL, LLC, a Texas limited liability company** ("Beneficiary"); and

Whereas the Deed of Trust was filed and recorded in the Official Public Real Property Records of LIBERTY County, Texas, under **Clerk's File Number 2017004121** ; and,

Whereas a Transfer of Lien to **BURKE FINANCE AND CAPITAL, LLC, a Texas limited liability company** was filed and recorded in the Official Public Real Property Records of LIBERTY County, Texas, under **Clerk's File Number 2017004123**; and,

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Note and Deed of Trust; and,

Whereas the Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after giving at least 21 consecutive days' notice and recording the Notice in the LIBERTY County Clerk's Office giving the time, place, and terms of the sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, Eric R. Hird, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on Tuesday, **February, 2019 (February 5, 2019)**, at the **Liberty County Courthouse (1923 Sam Houston St., Liberty Texas 77575)**, in the area designated by

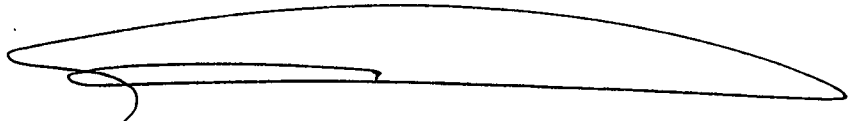
the Commissioner's Court for conducting foreclosure sales, which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court, to the highest bidder or bidders for cash.

Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 A.M. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Trustee to conduct the sale.

Witness my hand this 10 day of January, 2019.



Eric R. Hird, Trustee
1725 Hughes Landing Blvd., Ste 860
The Woodlands, Texas 77380

STATE OF TEXAS

COUNTY OF Montgomery

§
§
§

This instrument was acknowledged before me on this 10 day of January, 2019 by Eric R. Hird.



Notary Public for the State of Texas

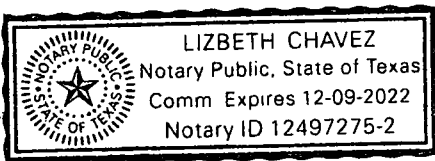


Exhibit "A"

A TRACT OR PARCEL OF LAND CONTAINING 6.2207 ACRES (270,974 SQUARE FEET) OUT OF A CALLED 13.5489 ACRE TRACT CONVEYED TO JULIA WEISINGER, ET VIR, RECORDED IN VOLUME 1709, PAGE 39, OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOL. 1709, PG. 39, O.P.R.L.C.T.)

BEGINNING at a 1/2 Inch iron rod with a "Precision Surveyors" cap set in the west right-of-way (ROW) line of FM 563 Road for the Northeast corner of herein described Tract from which the intersection of the west ROW line of said FM 563 Road and the south ROW line of Hylton Road Bears N06°56'04"W, 513.32';

THENCE S 06°56'04" E, 361.30', along the common East line of herein described Tract and the west ROW line of said FM 563 Road, to a 1/2 Inch iron rod with a "Precision Surveyors" cap set on the southerly high bank of Pignuts Gully (Shilo Creek) for the Southeast corner of herein described Tract;

THENCE along the common Southerly line of herein described Tract and said southerly high bank the following Courses and Distances:

S 80°01'00" W, 41.17', to a point for a corner,
N 82°54'56" W, 91.68', to a point for a corner,
N 39°14'10" W, 66.47', to a point for a corner,
N 71°16'11" W, 17.46', to a point for a corner,
S 59°19'27" W, 42.08', to a point for a corner,
S 28°45'03" E, 44.27', to a point for a corner,
S 13°21'28" W, 45.37', to a point for a corner,
S 49°27'43" W, 68.09', to a point for a corner,
S 57°27'13" W, 125.47', to a point for a corner,
S 04°49'10" E, 40.52', to a point for a corner,
S 87°59'18" W, 329.07', to a point in the centerline of said Pignuts Gully (Shilo Creek) for the Southwest corner of herein described Tract;

THENCE along the common centerline of said Pignuts Gully (Shilo Creek) and the West line of herein described Tract the following Courses and Distances:

N 23°14'29" E, 73.11', to a point for a corner,
N 26°48'14" W, 66.01', to a point for a corner,
N 01°23'48" E, 115.61', to a point for a corner,
N 32°32'34" W, 159.72', to a point for a corner,

THENCE N 75°38'12" E, 762.71', severing said 13.5489 acre tract and along the North line of herein described Tract to the POINT OF BEGINNING containing 6.2207 acres (316,733 square feet) of land.

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

Property to be sold:

1405 Church Ave, Cleveland, TX 77327, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale:

Tuesday, February 5, 2019.

Time of Sale:

The sale will begin no earlier than **1:00 PM** and no later than three (3) hours thereafter.

Location of Sale:

At the **County Courthouse in Liberty County**, Texas, on the front steps on the South side of the courthouse located at 1923 Sam Houston, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Liberty County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Liberty County, Texas.

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, 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 Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

| | | |
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| PROPERTY ADDRESS: 1405 Church Ave Cleveland, TX 77327 | RP FILE NO. DITE02-368 | BORROWER: Wilridge, Jr., Clifton & Latrina |
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as to the warranties of title (if any) provided for under the Mechanic's Lien Contract with Power of Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition 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.

Type of Sale:

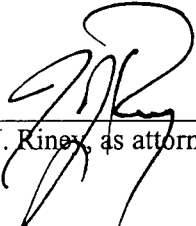
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Clifton L. Wilridge, Jr. and Latrina Wilridge.

Default and Notice:

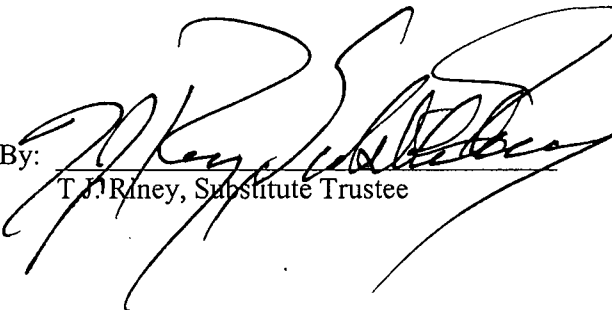
Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Clifton L. Wilridge, Jr. and Latrina Wilridge and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: December 14, 2018.

By:


T.J. Riney, as attorney for Mortgage Servicer

By:


T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE**

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| PROPERTY ADDRESS: 1405 Church Ave Cleveland, TX 77327 | RP FILE NO. DITE02-368 | BORROWER: Wilridge, Jr., Clifton & Latrina |
|---|------------------------|--|

EXHIBIT "A"

Being all of Lot No. Six (6) in Block No. One (1) of the R.L. Hanson Subdivision of a portion of H. & T. C. Section No. 106, said R.L. Hanson Subdivision being a portion of the W.M. Miles tract, and being 10.13 acres conveyed to R.L. Hanson by the said W.M. Miles, inside Liberty County.

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| PROPERTY ADDRESS: 1405 Church Ave Cleveland, TX 77327 | RP FILE NO. DITE02-368 | BORROWER: Wilridge, Jr., Clifton & Latrina |
|---|------------------------|--|

at 12:38 FILED P M
o'clock

JAN 14 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
B. Chambers

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 14, 2019

DEED OF TRUST:

Date: August 29, 2018

Grantor: SALLY R. JUNG

Beneficiary: BAY MOUNTAIN FUND I, LLC

Trustee: BRUCE WAYNE CORLEY

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, ED HENDERSON, KYLE BARCLAY MARGIE
ALLEN, TOMMY JACKSON and RON HARMON or any of
them

Substitute Trustee's Address:

ROBERT E. BLACK
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ED HENDERSON, KYLE
BARCLAY MARGIE ALLEN, TOMMY JACKSON and RON HARMON
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

Recorded in: Document No. 2018019592, Real Property Records, Liberty County,
Texas

PROPERTY:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.00
ACRES OF LAND SITUATED IN THE CLAYTON HARPER LEAGUE, ABSTRACT
NO. 209, LIBERTY COUNTY, TEXAS AND BEING THAT SAME CERTAIN
TRACT DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 237, PAGE
529 DEED OF TRUST RECORDS OF LIBERTY COUNTY AND BEING

DESCRIBED IN A DEED FROM CARL N. NEWMAN, JR. ET UX, TERRIE NEWMAN TO DONALD D. FERGUSON ET UX, PAULINE FERGUSON DULY RECORDED IN VOLUME 1296, PAGE 529 OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, (O.P.R.L.C.); SAID 5.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN DEED OF TRUST RECORDED IN DOCUMENT NO. 2018019592, OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

Commonly known as 1579 County Road 318, Cleveland, Texas 77327

NOTE SECURED BY DEED OF TRUST:

Date: August 29, 2018

Original Principal Amount: \$195,000.00

Holder: BAY MOUNTAIN FUND I, LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 5th day of February, 2019.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Liberty County, Liberty, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.

Tommy Jackson
JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, ED HENDERSON, KYLE
BARCLAY MARGIE ALLEN, TOMMY
JACKSON and RON HARMON
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

NOTICE OF TRUSTEE'S SALE

at 12:42 P M FILED ED
O'clock

THE STATE OF TEXAS }
COUNTY OF LIBERTY }

JAN 14 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: *Christina*

REFERENCE IS MADE TO THE FOLLOWING FACTS:

(1) DOMONIC NICKSON AND PAMELA KAYE ALLEN (the "Mortgagors"), executed and delivered that certain Deed of Trust dated June 29, 2012, (hereinafter called the "Deed of Trust") to JAMES H. JASPER, Trustee, covering and describing certain real property more particularly described in Exhibit "A" which is attached hereto and made a part hereof for all purposes, together with all rights, privileges, hereditaments and appurtenances thereto, and all other property rights and interests in or to which any lien or security interest now in effect was granted, created or preserved by, in or under the Deed of Trust. All such property is hereinafter called the "Subject Property".

(2) The Deed of Trust was recorded in County Clerk's File No. 2012008773 in the Official Public Records of Real Property of Liberty County, Texas.

(3) The Deed of Trust was executed and delivered to secure payment of the following items (hereinafter collectively called the "Indebtedness"):

- (a) That one certain Promissory Note dated June 29, 2012, executed by DOMONIC NICKSON AND PAMELA KAYE ALLEN, in the original amount of SIXTY-FOUR THOUSAND AND NO/100 (\$64,000.00) DOLLARS, payable to the order of JOHN T. DALY as therein specified and assigned to MICHELE MAUREEN PAYNE, now known as MICHELE MAUREEN ARRIAGA.
- (b) Any and all other indebtedness secured by and set out in the Deed of Trust.

(4) Defaults have occurred and are continuing on payment of the installments on the Note and the holder of the Indebtedness, by reason of such continuing defaults, gave notice of such defaults on December 20, 2018 to Mortgagors and further gave DOMONIC NICKSON AND PAMELA KAYE ALLEN at least twenty (20) days in which to cure the defaults. Mortgagors have failed to cure such defaults within the time provided and as a result of Mortgagors' failure to cure the defaults, MICHELE MAUREEN ARRIAGA, has exercised her option to declare the entire unpaid balance on the Note, both principal and accrued but unpaid interest, to become due and payable at once, has made demand upon the Mortgagors for full payment thereon, and intends to cause the Trustee under the Deed of Trust to exercise the power

of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness.

(5) MICHELE MAUREEN ARRIAGA, the holder of the Indebtedness, pursuant to the right granted under the Deed of Trust, has directed JAMES H. JASPER, as Trustee, to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

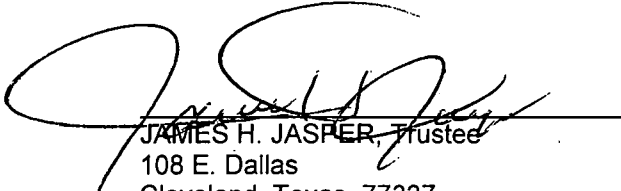
THAT the undersigned, JAMES H. JASPER, Trustee under the Deed of Trust, hereby gives notice that said JAMES H. JASPER, Trustee as aforesaid, will sell the Subject Property to the highest bidder for cash at public auction, at the south side of the Courthouse, with an address of 1923 Sam Houston, as the front steps of the Courthouse for the purpose of public sales and auctions at the Courthouse ("Designated Location") in Liberty, Liberty County, Texas, in which county the Subject Property is situated, such sale to be conducted between the hours of 10:00 o'clock A.M. and 4:00 o'clock P.M. , provided such sale shall not begin before 10:00 A. M. nor later than three hours after such time, on the 5th day of February, 2019, same being the first Tuesday of said month, after giving notice of the time, place and terms of sale by posting or causing to be posted written or printed notices thereof for at least twenty-one (21) consecutive days prior to the day of the said sale in said County, at the Courthouse door of Liberty County, Texas, and by giving such other notice as may be required by the laws of the State of Texas.

"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."

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

EXECUTED in multiple counterparts on this 14 day of January, 2019.

(Legal description attached as Exhibit "A")



JAMES H. JASPER, Trustee
108 E. Dallas
Cleveland, Texas 77327
Tele: 281-592-4673

A TRACT OR PARCEL OF LAND CONTAINING 0.1722 ACRE OR 7,500 SQUARE FEET BEING OUT OF THE NORTHWEST CORNER OF AN ORIGINAL 2.48 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN THE CITY OF CLEVELAND AND OUT OF THE JOHN BREEDING SURVEY, ABSTRACT 432 LIBERTY COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1215, PAGE 28 OF THE LIBERTY COUNTY DEED RECORDS, SAID 0.1722 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A ½ INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 2.48 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1215, PAGE 248 OF THE DEED RECORDS OF LIBERTY COUNTY AND ALSO MARKING THE NORTHEAST CORNER OF THE JEAN MCCLELAND TRACT (NO RECORDATION FOUND) AND IN THE SOUTH RIGHT-OF-WAY LINE OF SOUTHLINE STREET (50 FT. IN WIDTH);

THENCE EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHLINE STREET A DISTANCE OF 50.00 FT. TO A ½ INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND MARKING THE NORTHWEST CORNER OF TRACT 26 CONVEYED TO VICTOR G. JOLLEY IN INSTRUMENT DATED APRIL 24,2000 AND RECORDED IN VOLUME 1830, PAGE 634 OF THE OFFICIAL RECORDS OF LIBERTY COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS EAST WITH THE WEST BOUNDARY LINE OF SAID JOLLEY TRACT AND PARTIALLY WITH A FENCE LINE AND WITH THE EAST BOUNDARY OF SAID TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1215, PAGE 248 OF THE LIBERTY COUNTY DEED RECORDS OR OFFICIAL RECORDS A DISTANCE OF 150.00 FT. (CALLED SOUTH) TO A ½ INCH IRON ROD FOUND AT A FENCE CORNER MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WEST WITH A FENCE LINE AND WITH THE NORTH LINE OF THE REMAINDER OF SAID ORIGINAL 2.48 ACRE TRACT A DISTANCE OF 50.00 FT. TO A ¼ INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1215, PAGE 248 OF THE LIBERTY COUNTY DEED RECORDS OR OFFICIAL RECORDS IN THE WEST BOUNDARY LINE OF SAID 2.48 ACRE TRACT;

THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS WEST WITH A 6 FOOT CHAIN LINK FENCE AND WITH THE EAST BOUNDARY LINE OF SAID JEANE MCCLELAND TRACT AND THE WEST BOUNDARY LINE OF SAID 0.1722 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1215, PAGE 248 OF THE LIBERTY COUNTY DEED RECORDS AND WITH THE WEST BOUNDARY LINE OF SAID 2.48 ACRE TRACT A DISTANCE OF 150.00 FT. (CALLED NORTH) TO THE PLACE OF BEGINNING AND CONTAINING 0.1722 ACRE OF LAND AND BEING KNOWN AS 304 SOUTHLINE STREET, CLEVELAND, TEXAS 77327.