

Notice of Substitute Trustee Sale

Assert and protect your rights as a member of the armed forces of the 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: Tuesday, February 7, 2023

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

Place: Liberty County, Texas at the following location: South side of the courthouse, 1923 Sam Houston, on the front steps of the courthouse or as designated by the county Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

2. 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. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. 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 to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Jose J Araujo & Maria I Araujo** and recorded on **July 01, 2019** in **Document Number 2020013527, Page 26128** of the real property records of Liberty County, Texas with Jose J Araujo & Maria I Araujo, Grantor(s) and, Ranchito Alegre LLC as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$59,450.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **July 01, 2019**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint Joel Claybrook, located at 2537 S. FM 148, Crandall, Texas 75114 as Substitute Trustee to act under and by virtue of said Deed of Trust

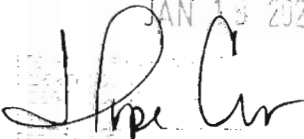

5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. Property to be sold: **RANCHITO ALEGRE, SEC 2, BLOCK 1, LOT 35 ACRES 1.61, LIBERTY COUNTY AKA 311 CR CR3295 CLEVELAND, TX 77327 A SUBDIVISION OF 100.66 ACRES AS RECORDED ON LIBERTY COUNTY CLERK'S FILE NO. 2016014518 & BEING SITUATED ON THE THOMAS DEVERS SURVEY, ABSTRACT NO. 170 LIBERTY COUNTY, TEXAS**

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 1/17/23
Hollis Campbell, Trustee for Lender Ranchito Alegre LLC

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.

FILED
1 25 P
JAN 18 2023




NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **CARLOS ALBERTO MARTINEZ**, of Liberty County, Texas, dated April 11, 2012 and duly recorded in the Clerks File Number 2012004554 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 7, 2023***, (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:

The SURFACE ESTATE ONLY in and to Lot No. Five (5), Block One (1), of INDIAN SPRINGS SUBDIVISION, a subdivision in the William Bloodgood Survey, Abstract 3, Liberty County, Texas., according to the map or re-plat thereof recorded in Volume 10, Page 19, 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 1st day of January 2023.



Jaime Carter
Trustee

at 2:45 FILED
o'clock P M

JAN 13 2023

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Val DEPUTY

ADDRESS OF TRUSTEE

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

at 2:50 FILED P
O'CLOCK M
JAN 13 2023
LEE H. CHAMBERS
CLERK OF COURT, LIBERTY COUNTY, TEXAS
Adrian Driver 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 describes as follows:

Tract 1

A tract or parcel of land containing 3.1523 acres being the Westerly Portion of the Morris E. Enloe, Etux Joanne Enloe 7.8178 acre tract being that so called 8 2/3 acre tract conveyed to Morris E. Enloe, Etux-Joanne Enloe in Instrument Dated October 29, 1960 Recorded in Volume 519. Page 612 of the Liberty County Deed Records in the I.&G.N.R.R. Co. Survey No. 19 Liberty County, Texas Being out of an Original 50 Acre Tract conveyed to D.C. Smith by H.W. Speckles, ETUX Delma in Instrument dated January 30, 1934 said 3.1523 acre tract being more particularly described by metes and bounds attached in Exhibit "A".

Tract 2

Being all that certain tract or parcel of land containing 7.07 acres situated in the international and great Northern railroad company survey, section 19, abstract No. 350, San Jacinto County, Texas and being part of a called 7.67 acres tract, called Tract 1 as recorded in Volume 46 Page 421, Deed Records San Jacinto County, Texas and part of a called 6.67 acres tract, called tract 2 as Recorded in Volume 46, Page 421, Deed Records San Jacinto County, Texas Said 7.07 acre tract being out of a called 10.94 acre tract as Recorded in Volume 168, Page 691, Official Public Records San Jacinto County, Texas and being more particularly described by metes and bounds attached in Exhibit "B".

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

Date: February 7, 2023

Time: The sale shall being no earlier than 10:00 a.m. or no later than three hours there-after. The sale shall be completed by no later than 4:00 p.m.

Place: Front steps of the Liberty County Courthouse in Liberty, Texas, at the following location: 1923 Sam Houston Street, 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 substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled date to announce the postponement, withdraw, or

rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refilling may be after that 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 the 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. Obligations Secured. The deed of trust provides that it secures the payment for the indebtednesses and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$85,000.00, executed by Jofre Lantion, and payable to the order of Silver Duncan and Georgia Duncan (2) all renewals and extensions of the note; and (3) any all present and future indebtednesses of Jofre Lantion to Silver Duncan and Georgia Duncan. Silver Duncan and Georgia Duncan are the current owners and holders of the Obligations and are the beneficiaries under the deed of trust.

5. 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, 2023.

STRATTON & CHRISCO
ATTORNEYS AT LAW
609 Travis Street
Liberty, Texas 77575
Tel: (936) 336-5766
Fax: (936) 336-5768

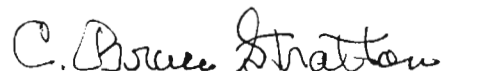

C. Bruce Stratton

Exhibit "A"

(TRACT 1)

A TRACT OR PARCEL OF LAND CONTAINING 3.1523 ACRES BEING THE WESTERLY PORTION OF THE MORRIS E. ENLOE, ETUX JOANNE ENLOE 7.8178 ACRE TRACT BEING THAT SO CALLED 8 2/3 ACRE TRACT CONVEYED TO MORRIS E. ENLOE, ETUX-JOANNE ENLOE IN INSTRUMENT DATED OCTOBER 29, 1960 RECORDED IN VOLUME 519, PAGE 612 OF THE LIBERTY COUNTY DEED RECORDS IN THE I.&G.N.R.R. CO. SURVEY NO. 19 LIBERTY COUNTY, TEXAS BEING OUT OF AN ORIGINAL 50 ACRE TRACT CONVEYED TO D.C. SMITH BY H.W. SPECKLES, ETUX DELMA IN INSTRUMENT DATED JANUARY 30, 1934 SAID 3.1523 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a 1/2 inch iron rod found at the southeast corner of said 80 acre tract and marking the Southeast corner of said 7.8178 acre tract;

THENCE West with the South line of so called 8 2/3 acre tract we surveyed to be 7.8178 acres passing the East right-of-way line of FM Highway No. 1725 at 558.60 ft. and with the south line of said 50 acre tract a total distance of 640.48 ft. to a 1/2 inch iron rod found as the southeast corner and PLACE OF BEGINNING of the herein described 3.1523 acre tract;

THENCE South 89 degrees 50 minutes 44 seconds West with the North line of Dunnam Estates Tract and with the south line of said 50 acre tract and said Enloe so called 8 2/3 acre tract a distance of 397.34 ft. to a 1/2 inch iron rod found at the Southwest corner of said 7.8178 acre tract and marking the lower Southeast corner of the ~~Glen Carnes Tract;~~

THENCE North 00 degrees 56 minutes 00 seconds West with an old fence line and with the East line of said Carnes Tract and the West line of said 7.8178 acre tract a distance of 350.33 ft. to a 1/2 inch iron rod found at the Northwest corner of the herein described tract also marking the Northwest corner of said Enloe 7.8178 acre tract and the re-entrant corner of said Glen Carnes Tract;

THENCE South 89 degrees 52 minutes 39 seconds East with the upper South line of said Carnes Tract and the North line of 7.8178 acre tract a distance of 398.09 ft. to a 1/2 inch iron rod found at the Northeast corner of the herein described tract being the West right-of-way line of FM Highway No. 1725;

THENCE South 01 degrees 53 minutes 58 seconds West with the west right-of-way line of FM Highway No. 1725 a distance of 199.91 to a TX DOT right-of-way monument at the PC of a curve to the left;

THENCE in a Southerly direction with said curve to the left having a radius of 562.37 ft. an arc length of 152.17 a central angle of 15 degrees 30 minutes 14 seconds long chord bears South 04 degrees 22 minutes 43 seconds East-151.71 ft. to the PLACE OF BEGINNING

of a called 1.00626 acre tract as recorded in Volume 181, Page 666, Deed Records San Jacinto County, Texas to a 5/8 inch iron rod set in the southwest margin of said F.M. Road No. 1725 for the north corner of this herein described tract;

THENCE South 31 degrees 55 minutes 44 seconds East, a distance of 387.62 feet with the west margin of said F.M. Road No. 1725 to a 5/8 inch iron rod set for a corner of this herein described tract;

THENCE with the west margin of said F.M. Road No. 1725, around a curve in a clockwise direction having an arc distance of 187.96 feet, a radius of 375.40 feet, and a chord of South 17 degrees 54 minutes 05 seconds East, a distance of 186.00 feet to a 1/2 inch disturbed iron rod found for the upper southeast corner of this herein described tract, from which a found 1/2 inch iron rod bears: North 08 degrees 11 minutes West, a distance of 39.3 feet;

THENCE South 87 degrees 35 minutes 48 seconds West, a distance of 398.04 feet (called North 89 degrees 52 minutes 39 seconds West, a distance of 398.09 feet) with the south line of said 6.67 acre tract, same being the north line of 3.1523 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

Thence South 03 degrees 03 minutes 00 seconds East, a distance of 350.03 feet (called South 00 degrees 56 minutes 00 seconds East, a distance of 350.33 feet) with the east line of said 7.67 acre tract, same being the west line of said 3.1523 acre tract to the POINT OF BEGINNING and containing 7.07.

BEARINGS STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815"

Exhibit "B"

(Tract 2)

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 7.07 ACRES SITUATED IN THE INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY SURVEY, SECTION 19, ABSTRACT No. 350, SAN JACINTO COUNTY, TEXAS, AND BEING PART OF A CALLED 7.67 ACRE TRACT, CALLED TRACT 1 AS RECORDED IN VOLUME 46, PAGE 421, DEED RECORDS SAN JACINTO COUNTY, TEXAS AND PART OF A CALLED 6.67 ACRE TRACT, CALLED TRACT 2 AS RECORDED IN VOLUME 46, PAGE 421, DEED RECORDS SAN JACINTO COUNTY, TEXAS; SAID 7.07 ACRE TRACT BEING OUT OF A CALLED 10.94 ACRE TRACT AS RECORDED IN VOLUME 168, PAGE 691, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of a called 3.1523 acre tract as recorded in Liberty County Clerk's File No. 2015011168, same being the southeast corner of said 7.67 acre tract and a corner of this herein described tract, from which a 5/8 inch iron rod found in the west margin of F.M. Road No. 1725 (80 foot R.O.W.) bears: North 87 degrees 43 minutes 33 seconds East, a distance of 398.24 feet (called South 88 degrees 42 minutes 11 seconds East, a distance of 398.19 feet);

THENCE South 87 degrees 00 minutes 10 seconds West, a distance of 252.89 feet (called West, a distance of 252.00 feet) with the south line of said 7.67 acre tract, same being the north line of a called 29.2513 acre tract, called Tract 1 as recorded in Liberty County Clerk's File No. 2007009430 to a fence corner found for the southwest corner of this herein described tract;

THENCE North 03 degrees 15 minutes 33 seconds West, a distance of 390.87 feet (called North) with the west line of said 7.67 acre tract, same being the east line of a called 3.88 acre tract as recorded in San Jacinto County Clerk's File No. 20176490 to a fence corner found for a corner of this herein described tract;

THENCE North 04 degrees 33 minutes 34 seconds West, a distance of 158.50 feet (called North) with the west line of said 7.67 acre tract, same being the east line of a called 1.168 acre tract as recorded in San Jacinto County Clerk's File No. 03-6135 to a 5/8 inch iron rod found for the northwest corner of this herein described tract;

THENCE North 51 degrees 54 minutes 05 seconds East, a distance of 209.43 feet (called North 60 degrees 00 minutes 00 seconds East, a distance of 208.71 feet) with the south line of a called 1.0 acre tract as recorded in Volume 87, Page 910, Official Public Records San Jacinto County, Texas to a 5/8 inch iron rod set for a corner of this herein described tract;

THENCE North 49 degrees 01 minutes 35 seconds East, a distance of 317.14 feet (called

North 54 degrees 02 minutes 58 seconds East, a distance of 316.49 feet) with the south line of a called 1.00626 acre tract as recorded in Volume 181, Page 666, Deed Records San Jacinto County, Texas to a 5/8 inch iron rod set in the southwest margin of said F.M. Road No. 1725 for the north corner of this herein described tract;

THENCE South 31 degrees 55 minutes 44 seconds East, a distance of 387.62 feet with the west margin of said F.M. Road No. 1725 to a 5/8 inch iron rod set for a corner of this herein described tract;

THENCE with the west margin of said F.M. Road No. 1725, around a curve in a clockwise direction having an arc distance of 187.96 feet, a radius of 375.40 feet, and a chord of South 17 degrees 54 minutes 05 seconds East, a distance of 186.00 feet to a 1/2 inch disturbed iron rod found for the upper southeast corner of this herein described tract, from which a found 1/2 inch iron rod bears: North 08 degrees 11 minutes West, a distance of 39.3 feet;

THENCE South 87 degrees 35 minutes 48 seconds West, a distance of 398.04 feet (called North 89 degrees 52 minutes 39 seconds West, a distance of 398.09 feet) with the south line of said 6.67 acre tract, same being the north line of 3.1523 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

Thence South 03 degrees 03 minutes 00 seconds East, a distance of 350.03 feet (called South 00 degrees 56 minutes 00 seconds East, a distance of 350.33 feet) with the east line of said 7.67 acre tract, same being the west line of said 3.1523 acre tract to the POINT OF BEGINNING and containing 7.07.

BEARINGS STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

Notice of Trustee's Sale

Date: January 17, 2023

Trustee/Substitute Trustee: James L. Bailey

Trustee/Substitute Trustee's Address: 18 Augusta Pines Drive, #210-C
Spring, Texas 77389

Mortgagee: Encino Estates, Ltd.

Note: Dated May 28, 2021, in the original amount of \$49,400.00

Deed of Trust:

Date: May 28, 2021

Grantor: Gladis A. Rojas and Christian J. Rojas

Mortgagee: Encino Estates, Ltd.

Recording information: Recorded May 28, 2021, under Liberty County Clerk's File Number 2021027702, Official Records of Liberty County, Texas.

Property: **LOT(S) THIRTY-EIGHT (38), BLOCK TWO (2), of ENCINO ESTATES SECTION FOUR (4)**, a subdivision of 111.72 acres, and being the same tract as recorded in Liberty County Clerk's File No. 2021013422 and being situated in the International & Great Northern Railroad Company Survey No. 10, Abstract No. 284, Liberty County, Texas, according to the map or plat thereof recorded in LCCF #20210213334 of the Map Records of Liberty County, Texas, together with all appurtenances situated thereon.

County: Liberty County

Date of Sale: February 7, 2023

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

Place of Sale: 1923 Sam Houston Street, Liberty County, Texas 77575, on the South side of the Liberty County Courthouse, Liberty, Texas

at 9:22 FILED A
o'clock M

JAN 17 2023

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: *[Signature]* DEPUTY

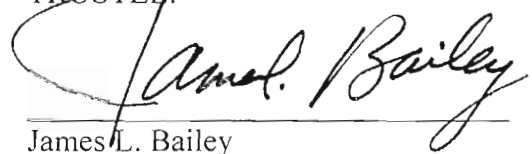
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY. INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED

STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

James L. Bailey is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

TRUSTEE:

A handwritten signature in cursive script that reads "James L. Bailey". The signature is written in black ink and is positioned above a horizontal line.

James L. Bailey
18 Augusta Pines Drive, #210-C
Spring, Texas 77389

470058
4021 County Road 2058
Hull, Texas 77564

FILED
at 1000 o'clock A M

JAN 17 2023

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY VI DEPUTY

NOTICE OF TRUSTEE'S SALE and APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, on December 5, 2014, Cameron Drew Dubois and Megan Fregia Dubois executed a Deed of Trust conveying to Charles L. W. McGuire, Trustee, the real property hereinafter described, to secure Coleman Harry Ullery and Glenda Ruth Ullery, in the payment of a debt therein described, said Deed of Trust being recorded in Document No. 2014019071, Official Public Records of Liberty County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate James W. King or Renee Roberts or Marc Henry or Edve Patterson or David Garvin, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 7, 2023, at 10:00 o'clock a.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Liberty, Liberty County, Texas.

Said real property is described as follows:

All that certain tract or parcel of land out of and a part of the Daniel D. Townsend, Jr., et ux 69.1-acre tract described in Deed from Lewis Partlow to George McCreight dated January 16, 1926, recorded in Volume 130, Page 371, of the Deed Records of

Liberty County, Texas, situated in the Joseph Young Survey, Abstract No. 126, Liberty County, Texas said tract being more particularly described in Exhibit "A" attached hereto and made a part thereof.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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.

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 and the priority of the lien being foreclosed.

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 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 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 priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

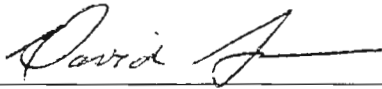
Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute

trustee to conduct the 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.

The Substitute Trustee's address is c/o WEST & WEST ATTORNEYS, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 17 day of January 2023.



David Garvin
Substitute Trustee



DEAN W. GREER, State Bar No. 08414100
Attorney or Authorized Agent for the
Mortgagee or Mortgagee's Servicer
WEST & WEST ATTORNEYS, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

EXHIBIT "A"

BEGINNING at a 1-1/2" galvanized pipe found at the Northeast corner of aforesaid 69.1-acre tract;

THENCE South along the East line of aforesaid 69.1-acre tract and along the East line of tract described, said line crossing the Westerly right-of-way line of Marysee Road at 55.54 feet, in all a total distance of 113.89 feet to an angle point in the East line of aforesaid 69.1-acre tract, said angle point situated in Marysee Road 70 foot right of way;

THENCE South 14° 25' West along the East line of aforesaid 69.1-acre tract and the East line of tract described, a distance of 173.95 feet to the Southeast corner of tract described;

THENCE West along the South line of tract described, said line parallel to the North line of aforesaid Daniel D. Townsend, Jr. et ux 69.1-acre tract, passing at 15 feet a 1/2" galvanized pipe set at the West right-of-way line of Marysee Road, in all a total distance of 586.69 feet to a 1/2" galvanized pipe set for the Southwest corner of tract described;

THENCE North along the West line of tract described, a distance of 282.36 feet to a 1/2" galvanized pipe set for the Northwest corner of tract described at the North line of aforesaid Daniel D. Townsend, Jr. et ux 69.1-acre tract, said corner further described as being a distance of 900.56 feet from an old shaft found at the Northwest corner of aforesaid 69.1-acre tract;

THENCE East along the North line of aforesaid 69.1-acre tract and the North line of tract described, a distance of 630 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPT that part of subject tract lying within right of way of Marysee Road.

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on December 27, 2021, Cypress Hollow Contractors LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$123,950.00, payable to the order of ZEUSLENDING.COM, which Deed of Trust is recorded under Clerk's File No 2022000087 in the Real Property Records of Liberty County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

LOT 1 BLOCK 18 OF THE LAYL'S SUBDIVISION OUT OF THE JAMES MARTIN LEAGUE, ABSTRACT NO 73, LIBERTY COUNTY, TEXAS ACCORDING TO MAP OF SAID SUBDIVISION RECORDED IN VOLUME 1, PAGE 113 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, commonly known as 902 Layl Drive, Liberty, Texas, 77575; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed James W. King, Renee Roberts, Marc Henry, Edye Patterson, David Garvin, Clifford D. Harmon, Shana Murphy and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and New York Mutual, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, February 07, 2023, being the first Tuesday of such month, at the county courthouse of Liberty County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the Liberty County Courthouse, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at 10 a.m., or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said TUESDAY, February 07, 2023.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of January 17, 2023.

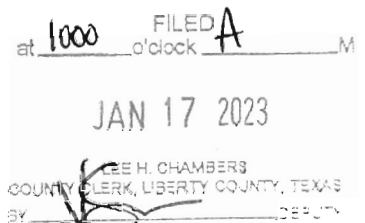


Signature

David Garvin, Substitute Trustee
Printed Name

Matter No. 1685

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254



FILED FOR RECORD
at 1:25 o'clock P M
JAN 17 2023
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Shannon* DEPUTY

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON TUESDAY, FEBRUARY 07, 2023

NOTICE OF FORECLOSURE SALE

WHEREAS, on or about June 05, 2008 an Affidavits Certifying Transfer of Tax Lien, or other Transfer of Lien document (regardless of actual title, herein called the "Transfer Affidavit") was recorded by the applicable Tax Assessor-Collector (the "Tax Assessor"), Deputy or Agent, recorded in/under Document No. 2009006570, of the Real Property Records of Liberty County, TX, transferring the tax lien referred to therein to Tax Rescue II, LLC (the "Lienholder") for the ad valorem property taxes assessed against the following real property (the "Property"):

Property means - 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 Lots Number Nine (9) And Ten (10), In Block No "D" Of The Smith Subdivision Of The Joseph Fenner Survey, Liberty County, Texas. According To The Plat Of Said Subdivision Of Record In Vol. 1 Page 19 Of The Map Records Of Liberty County Texas. (more particularly described in the Loan Documents).

WHEREAS, on or about May 23, 2008, Rose Marie Robinson and Timothy D. Ellis ("Owners", whether one or more) executed a tax lien promissory note (the "Note") in the original principal amount of \$12,388.03 payable to the order of the Lienholder, evidencing the obligations of the Owners to re-pay the Lienholder for advancing funds to pay the ad valorem taxes owed on the Property to the Tax Assessor. The Note provides for a schedule of repayment with which the Owners agreed to comply.

WHEREAS, of even date with the said Note, in order to secure the re-payment of the Note, Owners executed, together with the Lienholder, a Contract for Foreclosure of Tax Lien or Deed of Trust- Tax Lien (the "Tax Lien Contract/Deed of Trust"), recorded in/under clerk's file No. 2008018079, Real Property Records of Liberty County, TX, wherein the Owners, among other provisions, (i) consented to the Lienholder paying the ad valorem taxes on the Property, (ii) granted to the Lienholder a lien against the Property, which, which lien was subrogated to the lien priority and foreclosure rights against the Property granted by law to the Tax Assessor, (iii) granted to the Lienholder a power of sale, which allows the Lienholder to non-judicially foreclose on the Property for non-payment of the Note, and (iv) consented to foreclosure of the said lien by the Lienholder within one (1) year after the recording of the lien as provided in Sec.32.06(i) of the Texas Property Tax Code; and

WHEREAS, Tax Rescue II, LLC, is representing the Lienholder under a servicing agreement with the Lienholder. The Lienholder is the Mortgagee. The name and address of the mortgage servicer are: Tax Rescue II, LLC, is P.O. Box 741109, Houston, Texas 77274-1109; and,

WHEREAS, default has occurred in the payment of said debt and the same is now due, and the Lienholder as the legal owner and the holder thereof, has demanded payment thereof and has requested the undersigned to enforce the power of sale set forth in the Tax Lien Contract/Deed of Trust and to sell said property pursuant to the terms of said Tax Lien Contract/Deed of Trust; and,

WHEREAS, the undersigned (the "Trustee") was appointed either in the Tax Lien Contract/Deed of Trust or subsequently as Trustee or Substitute Trustee in accordance with the provisions of said Tax Lien Contract/Deed of

Trust to sell the Property, and Whereas the Trustee filed and furnished to Grantor, all persons obligated on the Note, and all Guarantors, if any, and the mortgage lien holder, if any, copies of this Notice of Foreclosure Sale in accordance with Sec. 32.06 and Sec. 32.065 of the Texas Property Tax Code, Sec. 51.002 of the Texas Property Code and the Tax Lien Contract/Deed of Trust;

THEREFORE, NOTICE is given that the undersigned or such other person appointed as Trustee or Substitute Trustee in accordance with the provisions of said Tax Lien Contract/Deed of Trust will sell the Property on TUESDAY, FEBRUARY 07, 2023 that being the first Tuesday in said month, beginning 10:00 AM at the Liberty County Courthouse at the place designated by the Commissioner's Court of Liberty County, Texas, at Public Sale to the highest bidder for cash.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE/SUBSTITUTE 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 ARE EXPRESSLY WAIVED BY PURCHASER.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

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.

Trustee or Substitute Trustee:

Feece

James W. King or Renee Roberts or Marc Henry or Edye Patterson or David Garvin or Susana Garcia, or Donna Brammer, or Katrina Rodriguez, or Cesar Acosta, or Christopher Apodaca, or Sean Jochnau, or Rinki Shah, or Theresa Phillips, or Sandra Benavides or David Cerda or Jose Martinez, or Renaud Ba, or Lilian Arias, or Angelique Lozada, or Erica Feece

6101 Southwest Fwy., Suite 400, Houston, Texas 77057
01/17/2023