

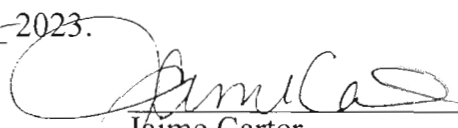
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **DANIEL MENDEZ** and **CLAUDIA TERRONES**, of Liberty County, Texas, dated September 5, 2019 and duly recorded in the Clerks File Number 2019023208 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(s) No(s). Lot Eighty-Six (86), Block One (1), of CEDAR SPRINGS SUBDIVISION SECTION 3, duly recorded in Clerk's File No. 2017008997 of the Map or Plat Records of Liberty County, Texas to which Plat and the record thereof reference is hereby made for all purposes, being a replat of Cedar Springs Subdivision recorded in County Clerk's File No. 2002054278 of the Official Public Records of Liberty County, Texas and part of that certain 877.778 acres conveyed to Weldon W. Alders in Volume 1780, Page 661 and recorded in County Clerk's File No. 2002052196 both Official Public 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 4th day of January 2023.



Jaime Carter
Trustee

at 11:30 FILED
o'clock A M

JAN 04 2023

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

ADDRESS OF TRUSTEE

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