

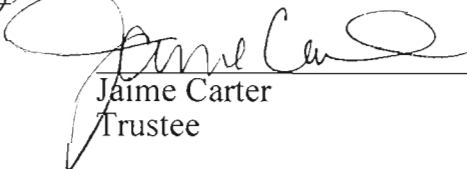
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **ANDRES LOPEZ**, of Harris County, Texas, dated February 11, 2020 and duly recorded in the Clerks File Number 2020005547 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. Lot Twenty-Two (22), 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 6th day of January, 2023.


Jaime Carter
Trustee

ADDRESS OF TRUSTEE

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

FILED
at 1 : 25 P

JAN - 6 2023
Jaime Carter


at 2:05 FILED
o'clock P M

JAN 06 2023

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Valerie Thomas DEPUTY

Notice of Trustee's Sale

Date: December 28, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX
77046

Mortgagee: Pine Quest, Ltd

Note: Note dated July 09, 2022 in the amount of \$58,900.00

Deed of Trust

Date: July 09, 2022

Grantor: Rosa L Balderas Aguilar

Mortgagee: Pine Quest, Ltd

Recording information: Clerk's File Number 2022037058, Official Records
of Liberty County, Texas.

Property: Lot 10, Block 1, Tarkington Meadows Subdivision, as shown on
the map or plat thereof, filed for record in the Office of the County
Clerk of Liberty County under Clerk's File Number 2022013408,
Map Records of Liberty County, including all personal property
secured by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it
will be next Wednesday): February 07, 2023

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

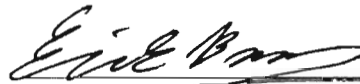
Place of Sale: Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty
County, Texas 77575, on the south side of the Liberty County Courthouse,
Liberty, Texas.

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.

Erik C. Baumann 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:



Erik C. Baumann, Trustee
24 Greenway Plaza, Suite 2000, Houston,
TX 77046

at 2:05 FILED
o'clock p M

Notice of Trustee's Sale

JAN 06 2023

Date: December 28, 2022

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

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX
77046

Mortgagee: Royal Quest, Ltd.

Note: Note dated March 09, 2021 in the amount of \$38,400.00

Deed of Trust

Date: March 09, 2021

Grantor: Alma R Garcia Garcia

Mortgagee: Royal Quest, Ltd.

Recording information: Clerk's File Number 2021015441, Official Records
of Liberty County, Texas.

Property: Lot 34, Block 1, Royal Vista Subdivision, as shown on the map or
plat thereof, filed for record in the Office of the County Clerk of
Liberty County under Clerk's File Number 2018014222, Map
Records of Liberty County, including all personal property secured
by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it
will be next Wednesday): February 07, 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: Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty
County, Texas 77575, on the south side of the Liberty County Courthouse,
Liberty, Texas.

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.

Erik C. Baumann 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 black ink, appearing to read "Erik C. Baumann", is written over a horizontal line.

Erik C. Baumann, Trustee
24 Greenway Plaza, Suite 2000, Houston,
TX 77046

at 2:05 FILED o'clock PM

JAN 06 2023

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY V. Williams DEPUTY

Notice of Trustee's Sale

Date: December 28, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: Royal Quest, Ltd.

Note: Note dated November 10, 2020 in the amount of \$44,400.00

Deed of Trust

Date: November 10, 2020

Grantor: Evelyn A Contreras Arreguin

Mortgagee: Royal Quest, Ltd.

Recording information: Clerk's File Number 2020042025, Official Records of Liberty County, Texas.

Property: Lot 68, Block 3, Royal Vista Subdivision, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County under Clerk's File Number 2018014222, Map Records of Liberty County, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it will be next Wednesday): February 07, 2023

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

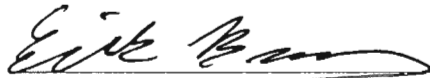
Place of Sale: Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

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.

Erik C. Baumann 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:



Erik C. Baumann, Trustee
24 Greenway Plaza, Suite 2000, Houston,
TX 77046

FILED
at 2:05 o'clock P M

JAN 06 2023

Notice of Trustee's Sale

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Alvira Torres DEPUTY

Date: December 28, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX
77046

Mortgagee: Royal Quest, Ltd.

Note: Note dated December 07, 2020 in the amount of \$37,400.00

Deed of Trust

Date: December 07, 2020

Grantor: Iris Griselda Cruz Paz and Oscar Leonel Colindres Rivas

Mortgagee: Royal Quest, Ltd.

Recording information: Clerk's File Number 2020045263, Official Records
of Liberty County, Texas.

Property: Lot 21, Block 1, Royal Vista Subdivision, as shown on the map or
plat thereof, filed for record in the Office of the County Clerk of
Liberty County under Clerk's File Number 2018014222, Map
Records of Liberty County, including all personal property secured
by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it
will be next Wednesday): February 07, 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: Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty
County, Texas 77575, on the south side of the Liberty County Courthouse,
Liberty, Texas.

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.

Erik C. Baumann 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:



Erik C. Baumann, Trustee
24 Greenway Plaza, Suite 2000, Houston,
TX 77046

2:05 FILED
at _____ o'clock _____ P M

JAN 06 2023

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
By Valerie Chambers DEPUTY

Notice of Substitute Trustee's Sale

Date: December 28, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX
77046

Mortgagee: VNS Liberty, Ltd.

Note: Note dated February 03, 2016 in the amount of \$29,300.00

Deed of Trust

Date: February 03, 2016

Grantor: Julio Cesar Flores Gutierrez

Mortgagee: Aloe Lusitania, Inc. D/B/A Terrenos Del Norte; said note and liens securing same assigned to VNS Liberty, Ltd., by instrument filed for record in the Office of the County Clerk of Liberty County, Texas, under Clerk's File Number 2017001215.

Recording information: Clerk's File Number 2016005051, Official Records of Liberty County, Texas.

Property: Lot 240, Block 6, Villa Nueva Subdivision Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County under Clerk's File Number 2014011445, Map Records of Liberty County, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it will be next Wednesday): February 07, 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: Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

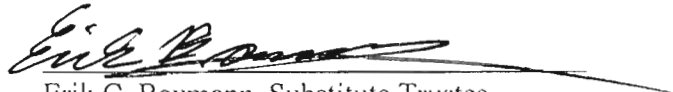
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A

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.

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.

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.

SUBSTITUTE TRUSTEE:

A handwritten signature in black ink, appearing to read "Erik C. Baumann", with a long horizontal line extending to the right.

Erik C. Baumann, Substitute Trustee
24 Greenway Plaza, Suite 2000, Houston,
TX 77046

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 8, 2019, executed by **RANDALL ALLEN GRESSETT, III A/K/A RANDALL A. GRESSETT, III, AND ASHLEY NICHOLE GRESSETT A/K/A ASHLEY N. GRESSETT, A MARRIED COUPLE**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2019020406, Official Public Records of Liberty County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, 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 covenants of the Deed of Trust, to sell on **Tuesday, February 7, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Liberty County Courthouse at the place designated by the Commissioner's Court for such sales in Liberty County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2018 Southern Energy Manufactured Home, Serial No. SFW019902TXAB.

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.

EXECUTED this 6 day of January, 2023.

at 10:10 o'clock A M FILED

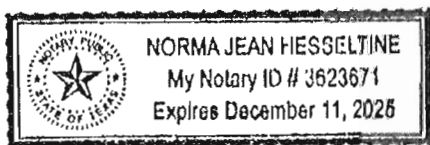
JAN 12 2023

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY V&L DEPUTY

K. Clifford Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 6 day of January, 2023, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 4.760 ACRES BEING TRACT 33 OUT OF THE W. W. SMITH UNRECORDED SUBDIVISION DESCRIBED IN CLERK'S FILE NO. 2002056441 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY OUT OF A PARENT 296.061 ACRE TRACT DESCRIBED IN VOLUME 643, PAGE 568 OF THE DEED RECORDS OF LIBERTY COUNTY OUT OF THE B. M. SPINKS SURVEY, ABSTRACT 103 IN LIBERTY COUNTY, TEXAS, SAID 4.760 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a concrete monument found at a T-rail at the Northeast corner of said 296.061 acre parent tract (called 300 acre tract) being in the East boundary of said B. M. Spinks Survey, Abstract 103, the West boundary of the Silas Smith Survey, Abstract 341 marking the Southeast corner of an adjoining 3.70 acre tract;

THENCE South 00 degrees 13 minutes 00 seconds East with the East boundary line of said B. M. Spinks Survey and the West boundary of said Silas Smith Survey a distance of 710.20 ft. to a 3/8 inch iron rod found marking the Southeast corner of the herein described tract located North 00 degrees 13 minutes 00 seconds West-60.00 ft., from a 1/2 inch iron rod found;

THENCE South 89 degrees 37 minutes 00 seconds West with the North right-of-way line of County Road No. 126 (60 ft. right-of-way) a distance of 292.37 ft. to a 3/8 inch iron rod found marking the Southwest corner of the herein described tract and the Southeast corner of Lot 15, 4.76 acres conveyed to Charles Darr Life Estate described in Clerk's File No. 2015012958 of the Official Public Records of Liberty County;

THENCE North 00 degrees 13 minutes 00 seconds West with the division line between Tracts 15 and 16 and the East boundary of said 4.76 acre tract a distance of 712.55 ft. to a 1/2 inch iron rod found in the North boundary of said 296.061 acre tract, the South boundary of said 3.70 acre tract and the Northwest corner of the herein described tract;

THENCE East with the North boundary of said 296.061 acre tract a distance of 292.50 ft. to the PLACE OF BEGINNING and containing 4.760 acres of land, more or less.

Subject To: Reservation of all minerals and Royalty, none conveyed under this deed and Subject to the rights in former reservations. PERMANENT ACCESS to said property is granted to the grantor herein in Deed dated July 1, 1976 and recorded in the Liberty County Deed Records, and the permanent road easement is for permanent use of owners of property in said 296.061 acre tract, their heirs, assigns, agents and legal representatives for ingress and egress.

Together with Road Easement as Follows:

A 60.00 ft. road easement out of said above described 296.061 acre tract Beginning at a point, an iron rod, set South 687.80 feet from the Northwest corner said 296.061 ac. tract, said iron rod set in the North margin of the road easement herenow described and **BEGINNING POINT:**

THENCE North 62° 28' East a distance of 711.60 ft. along the North margin said road easement to iron rod for corner;

THENCE North 89° 44' East a distance of 1,829.80 feet along the North margin said road easement to iron rod for corner;

THENCE North 89° 14' East a distance of 1,235.15 ft. along the North margin said road easement to iron rod for corner;

THENCE South 45° 24' East a distance of 593.85 ft. along the North margin said road easement to iron rod for corner;

THENCE North 89° 27' East a distance of 2,891.85 ft. along the North margin said road easement to iron rod for corner;

THENCE South 89° 46' East a distance of 264.38 ft. along the North margin said road easement to iron rod for corner;

THENCE North 89° 36' East a distance of 41.45 ft. to iron rod for corner;

THENCE North 89° 37' East a distance of 1,922.90 ft. along the North margin said road easement to iron rod set for Northeast corner of this road easement;

THENCE South 0° 13' East a distance of 60.0 ft. along the EBL of said road easement and along the EBL of said 296.061 ac. tract to point for Southeast corner this road easement;

THENCE South 89° 37' West a distance of 1,900.60 ft. along the South margin of said road easement to iron rod for corner;

THENCE South 88° 27' West a distance of 51.80 ft. along the South margin of said road easement to iron rod for corner;

THENCE North 89° 46' West a distance of 276.30 ft. along the South margin of said road easement to iron rod for corner;

THENCE South 89° 27' West a distance of 2,916.12 ft. along the South margin of said road easement to iron rod for corner;

THENCE North 45° 24' West a distance of 593.55 ft. along the South margin of said road easement to iron rod for corner;

THENCE South 89° 14' West a distance of 1,210.20 ft. along the South margin of said road easement to iron rod for corner;

THENCE South 89° 44' West a distance of 1,815.70 ft. along the South margin of said road easement to iron rod for corner;

THENCE South 62° 28' West a distance of 728.10 ft. along the South margin of said road easement to iron rod for corner, said corner being the Southwest corner of this road easement on the 296.061 acre tract;

THENCE North a distance of 67.63 ft. along the West line of said 296.061 acre tract (called 300 ac.) to the PLACE OF BEGINNING;

All parties owning this road easement agree to convey or cause to be conveyed this road easement to the State of Texas or to Liberty County at any time either the State of Texas or Liberty County may wish to acquire same, and should it be necessary for such parties to join.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

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 07, 2023

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 November 26, 2019 and recorded in Document CLERK'S FILE NO. 2019032039 real property records of LIBERTY County, Texas, with BLAIZE MOLBERG, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BLAIZE MOLBERG, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$218,171.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

at 10:10 FILED
o'clock A M

JAN 12 2023

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



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 REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OLAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, KEATA SMITH AND STEPHANIE HERNANDEZ, KEVIN MCCARTHY OR BEATRICE CARRILLO whose address is c/o BARRETT DAFIN 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 Stephanie Hernandez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1/12/2023 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: Stephanie Hernandez
Date: 1/12/2023

166 COBBLESTONE LN
CLEVELAND, TX 77327

00000009641812

00000009641812

LIBERTY

EXHIBIT "A"

LOT 1, IN BLOCK 1, OF KIRBY WOODS SUBDIVISION, SECTION 1, AN ADDITION IN THE JAMES MCCOY SURVEY, A-310, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 139 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS