

NOTICE OF TRUSTEES 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."

DATE: January 26, 2021

FILED at 11:08 o'clock A M

FEB 10 2021

DEED OF TRUST:

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

DATE: April 24, 2020
GRANTOR FRANCISCO JAVIER NAJERA & DUNIA DALILA DERAS VARGAS
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: CANELO INVESTMENTS, LLC.
COUNTY WHERE PROPERTY IS LOCATED: Liberty
RECORDED IN: Document # 2020011801 of the Real Property Records of Liberty County, Texas.
PROPERTY: LOT 9, SECTION 2, RIVERWOOD ESTATES SUBDIVISION, MORE FULLY DESCRIBED IN NO. 2009-014719 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (#96082)

NOTE:

DATE: April 24, 2020
AMOUNT: Thirty Seven Thousand Nine Hundred Fifty Dollars and No Cents (\$ 37,950.00)
MAKER: FRANCISCO JAVIER NAJERA & DUNIA DALILA DERAS VARGAS
PAYEE: CANELO INVESTMENTS, LLC.
HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC.
P. O. BOX 14567
HUMBLE, TX 77347

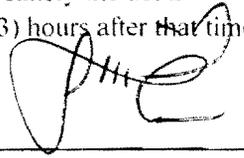
SENDER OF NOTICE: ELVA L CARREON-TIJERINA
P. O. BOX 14567
HUMBLE, TX 77347

DATE OF SALE OF PROPERTY: Tuesday, MARCH 2nd, 2021

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front steps of the Liberty County Courthouse, Liberty County, Texas.

Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.



ELVA L CARREON-TIJERINA

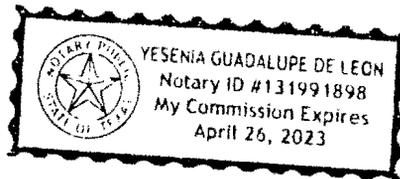
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L CARREON-TIJERINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on January 26, 2021


NOTARY PUBLIC
STATE OF TEXAS

Yesenia De Leon
42623



After recording return to:
ELVA L CARREON-TIJERINA
P. O. BOX 14567
HUMBLE, TX 77347

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: January 31, 2020
Grantor(s): Daphne Deaudre Griffin
Mortgagee: Casas Opportunity, LLC, A Delaware Limited Liability Company
Recorded in: Clerk's File No. 2020011857
Property County: Liberty County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Lot 5 in Block 6 Woodway Addition, an addition in the Joseph Dugat Survey, A-175, Liberty County, Texas, according to the map or plat thereof recorded in Volume 8, Page 205 of the Map Records of Liberty County, Texas MH Label #LOU0044079/#LOU0044080 together with all improvements situated thereon, (more particularly described in the Loan Documents)

Date of Sale: March 02, 2021

Earliest Time Sale will Begin: 10:00 AM

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

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

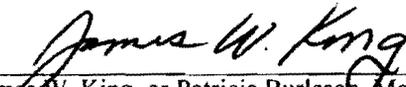
ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

The Mortgagee, whose address is:

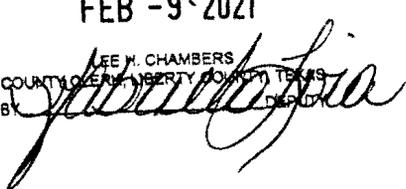
Casas Opportunity, LLC, A Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 9th day of February, 2021


James W. King, or Patricia Burleson, Marc Henry or Edey Patterson or Enrique Loera or Jose Martinez or David Cerda Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED
at 3:07 p.m. 3:07 clock

FEB - 9 - 2021

LEE M. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS


at 8:35 FILED A
o'clock M

FEB -9 2021

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 on 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 military service to the sender of this notice immediately.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 22, 2019, Jerry Lynn Crowder a/k/a Jerry L. Crowder and Tabatha Crowder conveyed to Tim Williams, as Trustee, the property situated in Liberty County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a 2010 CAVCO Industries, Inc. "TX 5632CHA" manufactured home, 32' x 56', Serial Numbers CAVTX15102134A and CAVTX15102134B; HUD Label/Seal Numbers NTA1512893 and NTA1512894, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

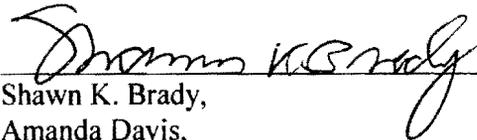
To secure that certain Note executed by Jerry Lynn Crowder a/k/a Jerry L. Crowder and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust electronically recorded on February 26, 2019 under Document/Instrument No. 2019004601 in the Official Public Records of Liberty County, Texas (hereinafter "Deed of Trust"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of March, 2021, the Property will be sold at auction at the earliest of 1:00 p.m. or no later than three (3) hours after that time at the front steps of on the south side of the Liberty County Courthouse, 1923 Sam Houston, Liberty, Liberty County, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 4:00 p.m.

Witness my hand this the 5th day of February, 2021.



Shawn K. Brady,
Amanda Davis,
Kylie Hancock,
Sonya Wade,
Mark Moreland, and/or
Kevin Fuller, any to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034
(972) 424-7200 Telephone
(972) 424-7244 Facsimile

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

EXHIBIT "A"

Field notes describing 2.46 acres, more or less, being out of a Called 48.129 acre tract (Lot 7) in the Lefroi Gedruf League, Abstract 38, Liberty County, Texas. Said 48.129 acre tract is more particularly described in a deed to Jack Burnett, Sr. and Jessica Burnett and recorded in Volume 2004, Page 18700 of the Official Public Records of Liberty County, Texas.

NOTE: All of the horizontal control is referred to the Texas State Plane Coordinate System, Lambert Projection Central Zone, NAD 27 Datum. All bearings, distances and acreages are grid. The theta correction at a 3/4 inch iron rod found at the most northerly ell corner of said 48.129 acre tract is +02°55'11" and the scale factor is 0.999964844. Said 3/4 inch iron rod found has a coordinate value of Y = 261,324.19 and X = 3,788,928.70.

BEGINNING at said 3/4 inch iron rod found at the most northerly ell corner of said 48.129 acre tract and the southwest corner of a Called 11.42 acre tract (Lot 6).

THENCE N 87°24'07" E (S 8835' W) along and with the most easterly north line of said 48.129 acre tract and the south line of said 11.42 acre tract for a distance of 593.96 feet (594.00 feet) to a 3/4 inch iron rod found in the north edge of County Road 2074.

THENCE S 55°54'13" W (N 57°55' E) along and with the most easterly south line of said 48.129 acre tract and the north edge d said County Road 2074 for a distance of 691.03 feet (692.13 feet) to a 3/4 inch iron pipe found at the most southerly ell corner of said 48.129 acre tract.

THENCE N 03°21'07" W over and across said 48.129 acre tract a distance of 361.08 feet to the Point of Beginning, containing 2.46 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

FEB -8 2021

Notice of Substitute Trustee Sale

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
by *Clayton Macias* DEPUTY

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, March 02, 2021

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 **Jailen Fuentes Garcia & Adramel Alvarez Toledo** and recorded on **June 08, 2020** in **Document Number 202101892**, of the real property records of Liberty County, Texas with **Jailen Fuentes Garcia & Adramel Alvarez Toledo**, Grantor(s) and **10200 Hempstead 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 **\$84,450.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **June 08, 2020**.

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 **David Scheffler**, located at 10200 Hempstead Road, Suite 1-H, Houston, Texas 77092 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:

BEING **SOUTHERN FOREST, BLOCK ONE (1), LOT FIFTY (59), ACRES 2.13 aka 322 CR 3773 CLEVELAND, TX 77327, LIBERTY COUNTY A SUBDIVISION OF 94.36 ACRES AND BEING ALL OF A 94.4527 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERKS FILE NO. 2016015187 AND BEING SITUATED IN THE MARTIN B. LAWRENCE SURVEY. ABSTRACT NO. 306 AND THE JOHN COLE SURVEY, ABSTRACT NO. 158, 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: 2/5/21

Hollis Campbell, Trustee for Lender 10200 Hempstead LLC

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

Notice of Substitute Trustee Sale

FEB -8 2021

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Lee H. Chambers
DEPUTY

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, March 02, 2021

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 **Laura Dominguez Alcantar & Jose David Magana Torres** and recorded on **July 19, 2019** in **Document Number 2020026215**, of the real property records of Liberty County, Texas with **Laura Dominguez Alcantar & Jose David Magana Torres**, Grantor(s) and, **10200 Hempstead 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 **\$61,450.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **July 19, 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 **David Scheffler**, located at 10200 Hempstead Road, Suite 1-H, Houston, Texas 77092 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:

BEING SOUTHERN FOREST, BLOCK ONE (1), LOT ONE (1), ACRES 1.63 aka 45 CR 3773 CLEVELAND, TX 77327, LIBERTY COUNTY A SUBDIVISION OF 94.36 ACRES AND BEING ALL OF A 94.4527 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERKS FILE NO. 2016015187 AND BEING SITUATED IN THE MARTIN B. LAWRENCE SURVEY, ABSTRACT NO. 306 AND THE JOHN COLE SURVEY, ABSTRACT NO. 158, 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: 2/4/2021

Hollis Campbell, Trustee for Lender 10200 Hempstead LLC

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

Notice of Trustee's Sale

Date: February 07, 2021

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: Royal Quest Ltd., a Texas limited partnership

Note: Note dated June 22, 2020 in the amount of \$41,400.00

Deed of Trust

Date: June 22, 2020

Grantor: Connie B Edmonds

Mortgagee: Royal Quest Ltd., a Texas limited partnership

Recording information: Recorded July 21, 2020, under Clerk's File No.
2020022071, Official Records of Liberty County.

Property: Lot 20, Block 1, of the Royal Vista Subdivision, Liberty County, Texas, per plat recorded under Document Number 2018014222, Map Records of Liberty County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County, Texas

Date of Sale (first Tuesday of month): March 02, 2021

Time of Sale: The sale shall begin no earlier than 10:00 a.m. or no later than 3:00 p.m.

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

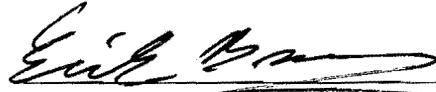
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

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.

TRUSTEE:


Erik C. Baumann

Notice of Trustee's Sale

Date: February 07, 2021

Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Note: Note dated July 08, 2019 in the amount of \$31,800.00

Deed of Trust

Date: July 08, 2019

Grantor: Maribel Guzman Lopez

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Recording information: Recorded July 17, 2019, under Clerk's File No.
2019017940, Official Records of Liberty County.

Property: Lot 146, Block 3, of the VILLA NUEVA SUBDIVISION, REPLAT NO. 1, Liberty County, Texas, per plat recorded under Document Number 2017003167, Map Records of Liberty County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County, Texas

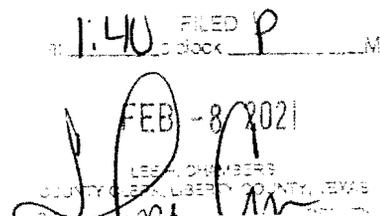
Date of Sale (first Tuesday of month): March 02, 2021

Time of Sale: The sale shall begin no earlier than 10:00 a.m. or no later than 3:00 p.m.

Place of Sale: 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.

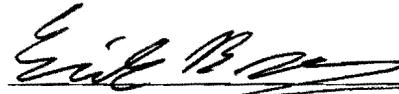
Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.



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TRUSTEE:


Erik C. Baumann

Notice of Substitute Trustee's Sale

Date: February 07, 2021

Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Note: Note dated June 12, 2015 in the amount of \$29,300.00

Deed of Trust

Date: June 12, 2015

Grantor: Elique Gracia, Jr.

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Recording information: Recorded July 16, 2015, under Clerk's File No.
2015011879, Official Records of Liberty County.

Property: Lot 200, Block 5, of the VILLA NUEVA SUBDIVISION, REPLAT NO. 1, Liberty County, Texas, per plat recorded under Document Number 2017003167, Map Records of Liberty County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County, Texas

Date of Sale (first Tuesday of month): March 02, 2021

Time of Sale: The sale shall begin no earlier than 10:00 a.m. or no later than 3:00 p.m.

Place of Sale: 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.

1:40 FILED P
FEB 8 2021

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SUBSTITUTE TRUSTEE:


Erik C. Baumann

Notice of Trustee's Sale

Date: February 07, 2021

Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Note: Note dated November 03, 2018 in the amount of \$29,800.00

Deed of Trust

Date: November 03, 2018

Grantor: James T McKinney and Cosette Faye McKinney

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Recording information: Recorded November 21, 2018, under Clerk's File No 2018025326, Official Records of Liberty County.

Property: Lot 36, Block 2, of the VILLA NUEVA SUBDIVISION, REPLAT NO. 1, Liberty County, Texas, per plat recorded under Document Number 2017003167, Map Records of Liberty County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County, Texas

Date of Sale (first Tuesday of month): March 02, 2021

Time of Sale: The sale shall begin no earlier than 10:00 a.m. or no later than 3:00 p.m.

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

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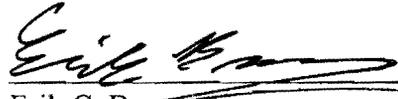
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FEB 8 2021
Erik C. Baumann

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.

TRUSTEE:


Erik C. Baumann

NOTICE OF FORECLOSURE SALE

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

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

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

Date: March 2, 2021

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

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

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Contract for Deed permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Contract for Deed at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson, Burns & Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the Contract for Deed, 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 Contract for Deed. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. The Contract for Deed may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Contract for Deed in accordance with the Holder's rights and remedies under the Contract for Deed and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Contract for Deed. Prospective bidders are advised to conduct an independent investigation of the property.

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

6. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by Texas Law under the Texas Property Code, Section 5.066. The holder of the Contract for Deed is Strategic Realty Fund, LLC, 4300 Stevens Creek Blvd, Suite 275, San Jose, CA, 95129. The Contract for Deed, in the Original Amount of \$29,578.02, is executed by Amanda Cuevas and James Cuevas and dated June 6, 2011, and is recorded in the office of the County Clerk of LIBERTY County, Texas, under Instrument No. 2021000611, of the

at 11.50 o'clock FILED A M

FEB -8 2021

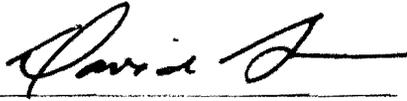
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS

Real Property Records of LIBERTY County, Texas. The foreclosure is being administered by a mortgage servicer representing the assignee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, Strategic Realty Fund, LLC, 4300 Stevens Creek Blvd, Suite 275, San Jose, CA, 95129.

7. Default and Request To Act. Default has occurred under the Contract for Deed, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATED FEB - 8 2021



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

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

Legal description of the land

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

COMMENCING at a Wagon Hub "found" for the Northeast corner of said 350 acre tract
THENCE South 88° 41' West along the North line of said 350-acre tract (along the North line of said Harris League) for a distance of 1063.98 feet to a 3/4 inch iron rod set for the Northeast corner and POINT OF BEGINNING of said 1.53 acre tract herein described.

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

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

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

THENCE North 88° 41' East along the North line of said tract for a distance of 200 feet to the POINT OF BEGINNING and containing 1.53 acres of land, more or less, together with all improvements situated thereon.

Parcel: 000051-001059-003

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

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



at 11:35 FILED A M
o'clock

Notice of Substitute Trustee's Sale

FEB 08 2021

Date: February 8, 2021

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adrian Dwyer DEPUTY

Substitute Trustee: Neal Jerome Iverson

Substitute Trustee's Address: PO Box 759, Dayton, TX 77535

Mortgagee: SYNERGY FEDERAL CREDIT UNION

Note: Note dated January 29, 2013 in the amount of \$360,000.00

Deed of Trust

Date: January 29, 2013

Grantor: JOSEH L. SIMS and wife, VALERIE D. SIMS

Mortgagee: SYNERGY FEDERAL CREDIT UNION

Recording information: Document No. 2013001540 of the Official Public Records of Liberty County, Texas

Property:

Lot 318 and 319 of Winter Valley, an addition in the Richard Green Survey, A-197, Liberty County, Texas, according to the map or plat thereof recorded in Volume 8, Page 15, Volume 8, Page 16, and Volume 8, Pages 51-53, of the Map Records of Liberty County, Texas.

County: Liberty

Date of Sale: March 2, 2021

Time of Sale: 10:30 a.m. or within three hours thereafter.

Place of Sale: Place designated by the Commissioner's Court of Liberty County, 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.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, SYNERGY FEDERAL CREDIT UNION, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Mortgagee has appointed Neal Jerome Iverson as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

If SYNERGY FEDERAL CREDIT UNION passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

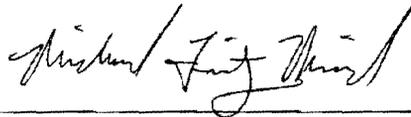
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by SYNERGY FEDERAL CREDIT UNION. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

A handwritten signature in cursive script, appearing to read "Michael Fritz Baird".

Michael Fritz Baird
Attorney for Mortgagee

8:15 A

14529 Highway 146 N. Liberty, TX 77575

Adrian Driver

20-013130

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: 03/02/2021

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Liberty County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/13/2017 and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File Instrument Number 2017006686, with Jimmy Harrison Leggett and Jean Grace Leggett (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for for Mortgage Research Center, LLC dba Veterans United Home Loans mortgagee to which reference is herein made for all purposes

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jimmy Harrison Leggett and Jean Grace Leggett, securing the payment of the indebtedness in the original amount of \$102,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. A TRACT OR PARCEL CONTAINING 1.9925 ACRES (86,256 SQUARE FEET) OF LAND SITUATED IN THE S.O. THOMPSON SURVEY, ABSTRACT NO. 436, LIBERTY COUNTY, TEXAS, BEING THE COMBINATION OF A CALLED 1.88 ACRE TRACT CALLED TRACT 1, AND A CALLED 0.1125 ACRE TRACT CALLED TRACT 2, CONVEYED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO RONALD T. WHITE AND DARLENE S. WHITE, RECORDED IN CLERKS FILE NO. 2013014338 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING OUT OF AND A PART OF A CALLED 5.00 ACRE TRACT DESCRIBED IN VOLUME 1741, PAGE 887 OF THE LIBERTY COUNTY DEED RECORDS, SAID 1.9925 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HERE ON BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE AND 83:

COMMENCING AT A 3 4 INCH IRON PIPE FOUND IN THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 146 (120 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE AURELIO HERNANDEZ CALLED 8.379 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2007013654 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY,

THENCE SOUTH 02 DEGREES 26 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID STATE HIGHWAY 146, WITH THE EAST LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT A DISTANCE OF 235.00 FEET TO A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF SAID



AURELIO HERNANDEZ 8.379 ACRE TRACT, THE NORTHEAST CORNER OF SAID CALLED 0.1125 ACRE TRACT CALLED TRACT 2. THE HEREIN DESCRIBED TRACT. AND POINT OF BEGINNING:

THENCE SOUTH 77 DEGREES 58 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID JULIANA LOPEZ TRACT, A DISTANCE OF 122.01 FEET TO A FENCE CORNER FOR THE NORTHWEST CORNER OF SAID JULIANA LOPEZ TRACT, BEING AN INTERIOR CORNER OF SAID CALLED 1.88 ACRE TRACT CALLED TRACT 1, AND THE HEREIN DESCRIBED TRACT:

THENCE SOUTH 04 DEGREES 11 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID JULIANA LOPEZ TRACT, A DISTANCE OF 107.79 FEET TO A FENCE CORNER IN THE NORTH LINE OF THE CARL PRIMROSE CALLED 5.000 ACRE TRACT DESCRIBED IN VOLUME 742, PAGE 597 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND THE, FOR THE SOUTHWEST CORNER OF SAID JULIANA LOPEZ TRACT, BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 1.88 ACRE TRACT CALLED TRACT 1, AND THE HEREIN DESCRIBED TRACT

THENCE SOUTH 84 DEGREES 36 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID CARL PRIMROSE CALLED 5.000 ACRE TRACT, A DISTANCE OF 276.75 FEET TO A FENCE CORNER IN THE SOUTHERLY EAST LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID CARL PRIMROSE CALLED 5.000 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID CALLED 1.88 ACRE TRACT CALLED TRACT 1, AND THE HEREIN DESCRIBED TRACT:

THENCE NORTH 02 DEGREES 58 MINUTES 33 SECONDS WEST, ALONG THE SOUTHERLY EAST LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, PASS AT 249.97 FEET THE COMMON WEST CORNER OF SAID CALLED 1.88 ACRE TRACT CALLED TRACT 1, AND SAID CALLED 0.1125 ACRE TRACT CALLED TRACT 2, A TOTAL DISTANCE OF 255.19 FEET TO A FENCE CORNER FOR AN INTERIOR CORNER OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID CALLED 0.1125 ACRE TRACT CALLED TRACT 2, AND THE HEREIN DESCRIBED TRACT:

THENCE NORTH 84 DEGREES 49 MINUTES 32 SECONDS EAST, ALONG A FENCE LINE THE EASTERLY SOUTH LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, A DISTANCE OF 167.47 FEET TO A FENCE POST AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 85 DEGREES 24 MINUTES 14 SECONDS EAST, CONTINUING ALONG SAID FENCE LINE AND THE EASTERLY SOUTH LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, A DISTANCE OF 87.16 FEET TO A FENCE POST AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 87 DEGREES 24 MINUTES 25 SECONDS EAST, CONTINUING ALONG SAID FENCE LINE AND THE EASTERLY SOUTH LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, A DISTANCE OF 37.93 FEET TO A FENCE POST AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 86 DEGREES 25 MINUTES 20 SECONDS EAST, CONTINUING ALONG SAID FENCE LINE AND THE EASTERLY SOUTH LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, A DISTANCE OF 103.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.9925 ACRES OF LAND, MORE OR LESS.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

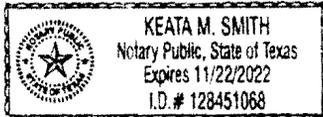
Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Tommy Jackson
SUBSTITUTE TRUSTEE
Tommy Jackson, Keata Smith, Margie Allen, Kyle
Barclay
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF Orange

Before me, the undersigned authority, on this day personally appeared Tommy Jackson as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8 day of February, 2021.



Keata M. Smith
NOTARY PUBLIC in and for
Orange COUNTY
My commission expires: 11-22-22
Print Name of Notary:
Keata M. Smith

CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-8-21 I filed at the office of the Liberty County Clerk and caused to be posted at the Liberty County courthouse this notice of sale.

Tommy Jackson
Declarant's Name: Tommy Jackson
Date: 2-8-21