

at 2:13 o'clock FILED P M

FEB 22 2021

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
By *Clairita Macias*

APPOINTMENT OF SUBSTITUTE TRUSTEE

THE STATE OF TEXAS §

COUNTY OF LIBERTY §

By a deed of trust dated September 7, 2020, recorded in the Deed of Trust Records of Liberty County, Texas, to which record reference is hereby made, Ralph Douglas Riley appointed Mohammad Amin Behzadpour to sell the property on which the deed of trust was given; and because default has been made in payment of note, payment of which the deed of trust provided for in it in such event may and should be made; and because the trustee appointed is unable to conduct the sale.

AB Land Company is the current holder of the note and deed of trust, pursuant to the terms of the deed of trust, and designates and appoints George P. Willis III of Wharton County, Texas, successor trustee to act under the deed of trust.

EXECUTED EFFECTIVE the 29th day of January, 2021.

[Signature]

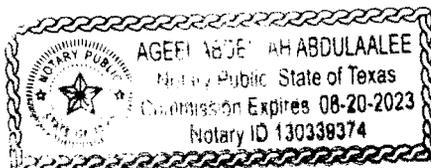
AB Land Company, a Texas
Corporation, Amin Behzadpour
President

THE STATE OF TEXAS §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on the 29 day of January, A.D. 2021 by Amin Behzadpour in the capacity therein stated.

[Signature]

NOTARY PUBLIC, STATE OF TEXAS
Notary's Name Printed: Ageel Abdulalalee
Commission Expiration: 08/20/2023



FEB 22 2021

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 7th day of September, 2020, Ralph Douglas Riley (the "Grantor"), executed a Deed of Trust conveying to Mohammad Amin Behzadpour, Trustee, the Property hereinafter described, to secure AB Land Company in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Liberty County, Texas; and

WHEREAS, Geo. P. Willis III has been appointed Substitute Trustee.

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 undersigned to sell the property to satisfy said indebtedness;

2nd NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the day of March, 2021, at 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, at the South side of the Liberty County Courthouse, 1923 Sam Houston St., Liberty, Texas 77575 during suitable weather and on the covered area on the West Side during inclement weather, where the Commissioners Court has designated such sales to take place.

Said Property is described as follows:

1. LOTS 9, 10, 11 AND 12 OF SECTION 17, IN THE Big Thicket Lake Estate Subdivision as recorded in Volume 8, Page 84 of the Plat records of Liberty County, Texas and being the same property described in a Deed Recorded in Volumes 1178,825 & 639 and pages 677, 863 & 360 of the official Public Records of Liberty County, Texas. The conveyance includes a trailer with the VIN Number 1EC3L2928K4037890.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 27 day of Jan 2021.
BY: *Geo. P. Willis III*
Geo. P. Willis III, Substitute Trustee

Address of Trustee:
P.O. Box 271,
El Campo, TX 77437
THE STATE OF TEXAS §
COUNTY OF WHARTON §

THIS INSTRUMENT was acknowledged before me on the 27th day of January, A.D. 2021 by Geo. P. Willis III.

Alice Atchete

NOTARY PUBLIC, STATE OF TEXAS

