

50 COUNTY ROAD 2220  
CLEVELAND, TX 77327

00000008665242

**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: March 03, 2020

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 18, 2009 and recorded in Document CLERK'S FILE NO. 2009019698 real property records of LIBERTY County, Texas, with RAYMOND E HASSETT AND LOIS S HASSETT, grantor(s) and URBAN FINICIAL GROUP, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RAYMOND E HASSETT AND LOIS S HASSETT, securing the payment of the indebtednesses in the original principal amount of \$145,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. KONDAUR CAPITAL CORPORATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2019-3 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. KONDAUR CAPITAL CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o KONDAUR CAPITAL CORPORATION  
333 SOUTH ANITA DRIVE  
SUITE 400  
ORANGE, CA 92868-3314

at 9:32 FILED  
o'clock A M

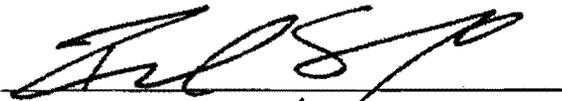
FEB 10 2020

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



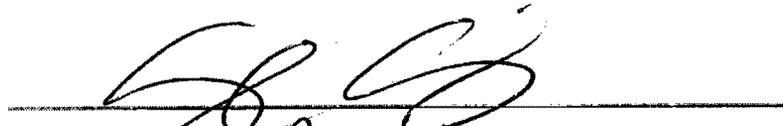
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

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 MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA whose address is c/o 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 Crystal Arsiaga, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2-10-20 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: Crystal Arsiaga  
Date: 2-10-20

50 COUNTY ROAD 2220  
CLEVELAND, TX 77327

0000008665242

0000008665242

LIBERTY

**EXHIBIT "A"**

LOT 87 OF OAK SHADOWS SUBDIVISION, AN ADDITION IN THE F J C SMILEY LEAGUE, A-345, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 59, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

FEB 10 2020

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

# NOTICE OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

## INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 21, 2003 and recorded under Clerk's File No. 2003013206, in the real property records of LIBERTY County Texas, with Chris Baker, and Carol Baker, husband and wife as Grantor(s) and First Banc Mortgage, Inc., d/b/a First Banc Home Mortgage, Inc. as Original Mortgagee.

Deed of Trust executed by Chris Baker, and Carol Baker, husband and wife securing payment of the indebtedness in the original principal amount of \$98,150.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Chris Baker and Carol Baker. First Bank D/B/A First Bank Mortgage is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. First Bank Mortgage is acting as the Mortgage Servicer for the Mortgagee. First Bank Mortgage, is representing the Mortgagee, whose address is: 1 First Missouri Center, St. Louis, MO 63141.

### Legal Description:

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING 1.232525 ACRES, MORE OR LESS, AND BEING ALL OF THE SOUTH ONE/HALF (S/2) OF ALL THAT CERTAIN 2.46505 ACRES TRACT OF LAND OUT OF THE JOHN DORSETT 1/3 LEAGUE, ABSTRACT NO. 172, LIBERTY COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 35.45 ACRE TRACT OF LAND CONVEYED TO SAUL FRIEDMAN AND CLEO SMITHERMAN BY DEED DATED FEBRUARY 21, 1966, AND RECORDED IN VOLUME 597, PAGE 627 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS; AND SAID 2.46505 ACRES BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

## SALE INFORMATION

**Date of Sale: 03/03/2020**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

## TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer 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.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

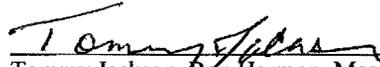
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200



Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Evan Press, Amy Bowman, Reid Ruple, Kathleen Adkins, Julian Perrine, Kinney Lester, Cary Corenblum, Joshua Sanders, Kristopher Holub, Dylan Ruiz, Angie Uselton, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

**EXHIBIT "A"**

**BEING** a 1.232525 acres of land, more or less, and being all of the South one-half (S/2) of all that certain 2.46505 acres tract of land out of the John Dorsett 1/3 League, Abstract No. 172, Liberty County, Texas, being a portion of that certain 35.45 acre tract of land conveyed to Saul Friedman and Cleo Smitherman by deed dated February 21, 1966, and recorded in Volume 597, page 627 of the Deed Records of Liberty County, Texas; and said 2.46505 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at the Southeast corner of the above mentioned 35.45 acre tract of land, said point also being the Northeast corner of a certain 10 acre tract of land conveyed to Saul Friedman and Cleo Smitherman by deed dated March 26, 1965, and recorded in Volume 584, Page 298, of the Liberty County Deed Records;

**THENCE** North 01° 04' 57" East along the East line of said 35.45 acre tract, a distance of 1157.16 feet to the **POINT OF BEGINNING** of this 2.46505 acres tract;

**THENCE** South 89° 23' West a distance of 392.38 feet to a point in the Easterly right of way line of a 60 foot road;

**THENCE** North 01° 59' 17" East, along the Easterly right of way line of said 60 foot road, a distance of 275.47 feet to a point;

**THENCE** North 89° 23' East a distance of 398.02 feet to a point in the East line of said 35.45 acre tract;

**THENCE** South 01° 04' 57" West, along the East line of said 35.45 acre tract, a distance of 275.31 feet to the **POINT OF BEGINNING** and enclosing a tract of land containing 2.46505 acres, more or less. The tract of land herein conveyed containing 1.232525 acres of land, more or less.

**NOTICE OF ACCELERATION AND NOTICE OF 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.

**DEED OF TRUST INFORMATION:**

Date: **June 19, 1987**  
Grantor(s): **Laverne H. Reed**  
Original Mortgagee: **United States of America, acting through the Farmers Home Administration, United States Department of Agriculture**  
Original Principal: **\$35,200.00**  
Recording Information: **Volume 1187, Page 794**  
Property County: **Liberty**  
Property: **Lot Ten (10) in Block Two (2) of Mayfield Subdivision, an addition in the City of Cleveland, Liberty County, Texas.**  
Property Address: **1014 East Avenue  
Cleveland, TX 77327**

**MORTGAGE SERVICING INFORMATION:**

**The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.**

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**  
Mortgage Servicer: **USDA Rural Development**  
Mortgage Servicer Address: **4300 Goodfellow Blvd  
Bldg. 105F, FC 215  
St. Louis, MO 63120**

**SALE INFORMATION:**

Date of Sale: **March 3, 2020**  
Time of Sale: **10:00 am or within three hours thereafter.**  
Place of Sale: **The south side of the Courthouse, 1923 Sam Houston at the front steps of the Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**  
Substitute Trustee: **Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, or Cole Emert, any to act**  
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925  
Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

PLG File Number: 19-015017-1

FILED  
at 10:15 o'clock A M

1

FEB 10 2020  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY *[Signature]*

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, or Cole Emert, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, or Cole Emert, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

  
Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 32313  
(850) 422-2520

**Notice of Trustee's Sale**

at 12:43 FILED P M  
o'clock

FEB 10 2020

Date: February 10, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated June 24, 2017 in the amount of \$29,400.00

Deed of Trust

Date: June 24, 2017

Grantor: Juan Ornelas Hernandez

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded July 14, 2017, under Clerk File No 2017013313,  
Official Records of Liberty County, Texas.

Property: Lot 28, Block 2, 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, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale: March 3, 2020

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, 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

at 12:43 FILED P  
o'clock M

## Notice of Trustee's Sale

FEB 10 2020

Date: February 10, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated June 09, 2018 in the amount of \$31,400.00

### Deed of Trust

Date: June 09, 2018

Grantor: Oscar Josue Cantor Hernandez

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded June 12, 2018, under Clerk File No 2018012833,  
Official Records of Liberty County, Texas.

Property: Lot 147, Block 3, 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, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale: March 3, 2020

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, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

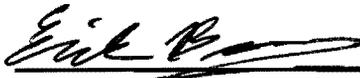
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

at 12:43 FILED P  
o'clock M

FEB 10 2020

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

Date: February 10, 2020

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 May 05, 2019 in the amount of \$79,276.00

Deed of Trust

Date: May 05, 2019

Grantor: Roger M Cuaresma Rosales

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded May 20, 2019, under Clerk's File No 2019011701,  
Official Records of Liberty County, Texas.

Property: Lots 8 and 9, Block 2, 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, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale: March 3, 2020

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, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

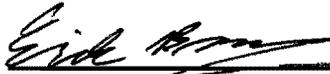
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

at 12:43 FILED P o'clock    M

FEB 10 2020

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

Date: February 10, 2020

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 September 14, 2018 in the amount of \$31,800.00

**Deed of Trust**

Date: September 14, 2018

Grantor: Vicente Ortega and Isabel Rodriguez Garcia

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded October 10, 2018, under Clerk File No. 2018022510,  
Official Records of Liberty County, Texas.

Property: Lot 242 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, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale: March 3, 2020

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, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

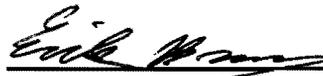
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

at 12:43 FILED P  
o'clock M

## Notice of Trustee's Sale

FEB 10 2020

Date: February 10, 2020

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 April 07, 2019 in the amount of \$31,800.00

Deed of Trust

Date: April 07, 2019

Grantor: Adrian Hernandez

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded April 08, 2019, under Clerk File No. 2019007654,  
Official Records of Liberty County, Texas.

Property: Lot 140 Block 3, 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, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale: March 3, 2020

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, 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.

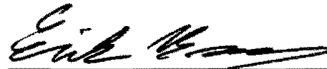
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
DEPUTY

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

at 12:43 FILED  
o'clock P M

FEB 10 2020

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

Date: February 10, 2020

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 April 19, 2019 in the amount of \$27,800.00

Deed of Trust

Date: April 19, 2019

Grantor: Armando Hernandez Sanchez

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded April 24, 2019, under Clerk File No. 2019009466,  
Official Records of Liberty County, Texas.

Property: Lot 40 Block 2, 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, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale: March 3, 2020

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, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

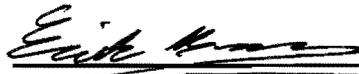
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

at 12:43 FILED P M  
o'clock

## Notice of Trustee's Sale

FEB 10 2020

Date: February 10, 2020

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 September 17, 2014 in the amount of \$25,300.00

Deed of Trust

Date: September 17, 2014

Grantor: Jose Carmona and Bertha Alicia Carmona

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded October 01, 2014, under Clerk File No 2014015890,  
Official Records of Liberty County, Texas.

Property: Lot 25 Block 2, 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, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale: March 3, 2020

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, 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.

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
B. Chamberlain DEPUTY

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

FEB 10 2020

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

LEE - CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY: *Patricia A. Cook*

1. **Property To Be Sold.** The property to be sold is described as follows:

**THE SURFACE ONLY** in and to the following described real property in Liberty County, described as follows, to-wit:

DESCRIPTION of a 0.429 of an acre tract of land situated in the Peter Mason league, Abstract Number 69, Liberty County, Texas, being a part of an undefined alley, part of Lot 8 and all of Lots 9 and 10 in Block 16 of the Town of Raywood recorded in Volume N at Page 604 of the Deed Records of Liberty County, Texas. This 0.429 of an acre tract of land is more particularly described in Deed of Trust dated November 7, 2017 and filed for record under Clerk's File No. 2017021241, Official Public Records, Liberty County, Texas.

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

Date: March 3, 2020

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, at the following location: The area of the Courthouse designated by the Commissioner's Court.

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 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. Such reposting or refiling may be after the 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 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. **Type of Sale.** The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by EDGAR DAVID VAZQUEZ ROMAN and EMILY DAWN VAZQUEZ ROMAN. The deed of trust is dated November 7, 2017 and is recorded in the office of the County Clerk of Liberty County, Texas, under Clerk's File #2017021241, of the Official Public Records of Liberty County, Texas.

5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$85,000.00, executed by EDGAR DAVID VAZQUEZ ROMAN and EMILY DAWN VAZQUEZ ROMAN, and payable to RANDAL WADE WALKER.

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as 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 February 6, 2020.

By: Mike Fielder  
MIKE FIELDER  
P.O. Box 1265  
Dayton, Liberty County, Texas 77535

at 2:07 FILED o'clock P M

FEB 10 2020

**NOTICE OF FORECLOSURE SALE**

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
Charlotte Macias DEPUTY

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

THE SURFACE ONLY in and to the following described real property in Liberty County, described as follows, to-wit:

Lot Twenty (20) in block Two (2) of Woodway III, a subdivision in the Joseph Dugat Survey, Abstract No. 175, Liberty County, Texas as shown on plat recorded in Volume 8, Page 225, of the Map Records of Liberty County, Texas, together with all improvements located thereon.

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

Date: March 3, 2020

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 1:00 P.M.

Place: Liberty County Courthouse in Liberty, Texas, at the following location: The area of the Courthouse designated by the Commissioner's Court.

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 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. Such reposting or refiling may be after the 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 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. **Type of Sale.** The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by WALTER HODGE. The deed of trust is dated February 22, 2018 and is recorded in the office of the County Clerk of Liberty County, Texas, under Clerk's File #2018004804, of the Official Public Records of Liberty County, Texas.

5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$33,000.00, executed by WALTER HODGE, and payable to RANDAL WADE WALKER.

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as 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 February 6, 2020.

By: Mike Fielder  
MIKE FIELDER  
P.O. Box 1265  
Dayton, Liberty County, Texas 77535



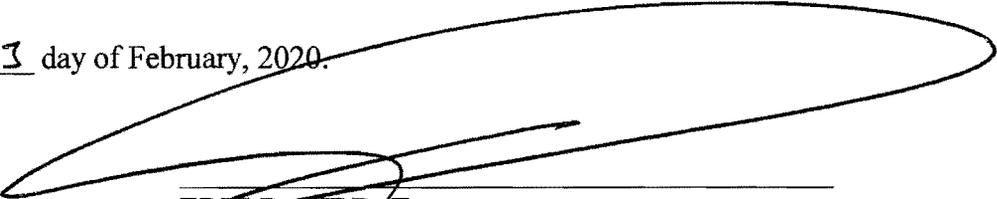
posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **March, 2020 (March 3, 2020)**, on the steps of the Liberty County Courthouse, at 1923 Sam Houston Street, Liberty, Texas 77575, or if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioner's Court which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court, to the highest bidder or bidders for cash.

**Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 12:00 P.M. and no later than three hours after that time.**

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Trustee to conduct the sale.

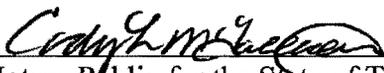
Witness my hand this 3 day of February, 2020.

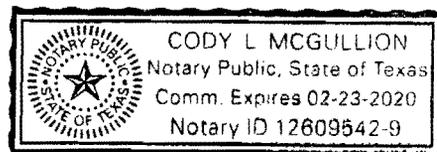


ERIC R. HIRD, Trustee  
1725 Hughes Landing Blvd., Suite 860  
The Woodlands, Texas 77380

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

This instrument was acknowledged before me on this 3<sup>rd</sup> day of February, 2020, by ERIC R. HIRD.

  
Notary Public for the State of Texas



# EXHIBIT "A"

## RYAN J. FUSELIER LAND SURVEYING SERVICES

Ryan J. Fuselier, P.E., R.P.L.S.

2039 Mound Lake Drive

Richmond, Texas 77406

(337) 654-6403

Registered Professional Land Surveyor  
Registration No. 5989

November 08, 2017

STATE OF TEXAS

COUNTY OF LIBERTY



### 5.60 ACRE TRACT A:

A TRACT OR PARCEL OF LAND CONTAINING 5.60 ACRES, SAID TRACT BEING MADE UP OF LOT NUMBERS 1, 5, AND 6, SECTION 1, BEING LOCATED IN THE PINECREST SUBDIVISION, LIBERTY COUNTY, TEXAS, BEING RECORDED IN VOLUME 8, PAGE 44, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING LOCATED AT THE INTERSECTION OF SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF A PUBLIC ROAD CALLED COUNTY ROAD (CR) 3141, HAVING A WIDTH OF 60', AND THE WEST R.O.W. LINE OF A PUBLIC ROAD CALLED CR 316, SAID POINT OF BEGINNING BEING MARKED BY A 5/8" IRON ROD SET;

THENCE BEARING SOUTH 00° 00' 16" WEST, A DISTANCE OF 209.00', TO A POINT IN THE WEST R.O.W. LINE OF CR 316, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1, AND THE NORTHEAST CORNER OF ANOTHER LOT IN SECTION 1 OF SAID SUBDIVISION CALLED LOT 2;

THENCE BEARING ALONG AND WITH THE NORTH BOUNDARY LINE OF LOT 2 SOUTH 89° 46' 00" WEST, A DISTANCE OF 200.41', TO A 5/8" IRON ROD FOUND, SAID POINT MARKING THE SOUTHWEST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF LOT 2, ALSO BEING IN THE EASTERLY BOUNDARY LINE OF LOT 5;

THENCE BEARING SOUTH 0° 00' 16" WEST, A DISTANCE OF 176.83', ALONG AND WITH THE WEST BOUNDARY LINES OF LOTS 2, 3, AND 4, ALL OF SECTION 1 OF SAID SUBDIVISION, AND THE EAST BOUNDARY LINE OF LOT 5, TO A 5/8" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 5, AND THE SOUTHWEST CORNER OF LOT 4;

THENCE BEARING NORTH 88° 51' 00" WEST, A DISTANCE OF 532.69', INCLUSIVE OF THE SOUTHERLY BOUNDARY LINES OF LOTS 5, 6, AND A PORTION OF LOT 7, TO A 5/8" IRON ROD SET, MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED 5.60 ACRE TRACT A;

THENCE BEARING NORTH 0° 00' 16" EAST, A DISTANCE OF 372.97', TO A 5/8" IRON ROD SET IN THE SOUTH R.O.W. LINE OF CR 3141, MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED 5.60 ACRE TRACT A;

THENCE BEARING ALONG AND WITH THE SOUTHERLY R.O.W. LINE OF CR 3141, PASS THE NORTHERLY BOUNDARY LINES OF A PORTION OF LOT 7, AND OF LOTS 6, 5, AND 1, NORTH 89° 46' 00" EAST, A DISTANCE OF 733.00', TO A 5/8" IRON ROD FOUND, AND POINT OF BEGINNING;

SAID TRACT A CONTAINING 5.60 ACRES OF LAND, MORE OR LESS.

1.67 ACRE LOT 8:

A TRACT OR PARCEL OF LAND CONTAINING 1.67 ACRES, SAID TRACT BEING MADE UP OF LOT NUMBER 8, SECTION 2, OF PINECREST SUBDIVISION, LIBERTY COUNTY, TEXAS, BEING RECORDED IN VOLUME 8, PAGE 44, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, AND THE NORTHEAST CORNER OF LOT 9, AT A 3/8" IRON ROD FOUND IN THE SOUTHERLY R.O.W. LINE OF CR 3141, THENCE BEARING NORTH 89° 46' 00" EAST, ALONG AND WITH CR 3141, A DISTANCE OF 197.66', TO A 1/2" IRON PIPE FOUND, MARKING THE NORTHEAST CORNER OF LOT 8, AND THE NORTHWEST CORNER OF THE PORTION OF LOT 7 PREVIOUSLY DESCRIBED AS THE 0.51 ACRE "SAVE AND EXCEPT" PORTION OF LOT 7;

THENCE BEARING SOUTH 0° 00' 16" WEST, A DISTANCE OF 371.52', TO A 5/8" IRON ROD SET, MARKING THE SOUTHEAST CORNER OF LOT 8;

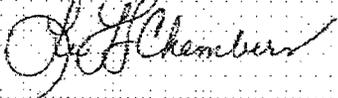
THENCE BEARING NORTH 88° 51' 00" WEST, A DISTANCE OF 197.54', TO A 5/8" IRON ROD SET, MARKING THE SOUTHWEST CORNER OF LOT 8;

THENCE BEARING NORTH 0° 01' 12" WEST, A DISTANCE OF 366.75', TO A 3/8" IRON ROD FOUND, AND POINT OF BEGINNING;

SAID TRACT A CONTAINING 1.67 ACRES OF LAND, MORE OR LESS.

FILED  
at 1:30 o'clock P M

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



Lee Haidusek Chambers, County Clerk  
Liberty County Texas

February 11, 2020 01:41:24 PM

FEE: \$28.00

DSONES

2020004492

NOT

FEB 11 2020

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY: *Debra J. Jones* DEPUTY

