

at 11:40 o'clock P M

FEB 14 2023

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

NOTICE OF FORECLOSURE SALE

Pursuant to the authority referred upon the undersigned by that certain Eleventh Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions dated June 22, 2022 and duly recorded under Clerk's File Number 2022030763, of the Official Public Records of Liberty County, Texas. As trustee for LIBERTY LAKES PROPERTY OWNER'S ASSOCIATION, INC., under such Eleventh Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions, in order to satisfy the indebtedness secured there and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by John Hoover and Lili Hoover sell on Tuesday, March 07, 2023, that being the first Tuesday of said month, at public auction to the highest bidder for cash in the designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse or as further designated by the County Commissioner beginning 10:00 AM or within three (3) hours thereafter. the property described , to wit:

**Property means** – 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 Unit 7, Block 1, Lot 159 Cypress Lakes, recorded in Volume 6, Page 133 of the Map Records of Liberty County, Texas (the "Property").

This Sale is conducted subject to the owner and/or lienholder's right of redemption pursuant to Texas Property Code §209.011.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE/SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ASSOCIATION

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.

Trustee or Substitute Trustee:



James W. King or Renee Roberts or Marc Henry or Edye Patterson or David Garvin or Susana Garcia, or Donna Brammer, or Katrina Rodriguez, or Cesar Acosta, or Christopher Apodaca, or Sean Jochnau, or Rinki Shah, or Theresa Phillips, or Sandra Benavides or David Cerda or Jose Martinez, or Renaud Ba, or Lilian Arias, or Angeliqye Lozada, or Erica Feece or Craig Weeden

02/14/2023

6101 Southwest Fwy, Suite 400, Houston, TX 77057

CAUSE NO. 22DC-CV-00621

IN RE: ORDER FOR FORECLOSURE	§	CIVIL DISTRICT COURT
UNDER TEX.R.CIV. P. 736	§	
Concerning:	§	
	§	
0 Ferguson (Lot 159)	§	
CLEVELAND, TEXAS 77327	§	
	§	
Petitioner:	§	LIBERTY COUNTY, TEXAS
LIBERTY LAKES PROPERTY	§	
OWNERS' ASSOCIATION, INC.	§	
	§	
Respondents:	§	
JOHN HOOVER	§	
LILI HOOVER	§	253 <sup>rd</sup> JUDICIAL DISTRICT


DEFAULT ORDER TO PROCEED WITH REAL PROPERTY FORECLOSURE  
UNDER TRCP 736 ON A PROPERTY OWNER'S ASSOCIATION ASSESSMENT

1. On this day, the Court considered, Petitioner, Liberty Lakes Property Owners' Association, Inc.'s motion for default order granting its application for an expedited order under TRCP 736 on a property owner's association assessment. Petitioner's application complies with the requirements of TRCP 736.1.
2. The last known address of John Hoover and Lili Hoover, each respondent subject to this order, is 1510 Lakewoods Dr., Crosby, Texas 77532. Each respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is subject of this foreclosure proceeding is commonly known as O Ferguson (Lot 159), Cleveland, Texas 77327 with the following legal description:

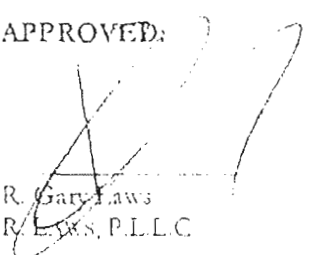
Unit 7, Block 1, Lot 159 Cypress Lakes, recorded in Volume  
6, Page 133 of the Map Records of Liberty County, Texas.  
(the "Property").
4. The type of lien to be foreclosed is a property owner's association assessment under §209.0092 of the Texas Property Code. The dedicatory instrument creating the lien and the power of sale

is indexed under clerk's number 2019035614 in the real property records of Liberty County, Texas. Such document being the most recent amendment of the restrictions of Cypress Lakes all of which amendments are adopted herein as applicable.

5. The material facts establishing Respondents' default are alleged in Petitioner's Application, Motion for Default and supporting affidavits. Those facts are adopted by reference in this order.
6. Based upon affidavit of Petitioner, no respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 USC App. §501, *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under TRCP of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law.
8. This order is not subject to rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with TRCP 736.11.

Signed this 4<sup>th</sup> day of January, 2023   
JUDGE PRESIDING

APPROVED:

  
R. Gary Laws  
R. LAWS, P.L.L.C.

11:00 A.



FILED FOR RECORD  
at 1240 o'clock P M

FEB 14 2023

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY *Jeffery Chambers*

## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust

**Date:** June 01, 2019

**Grantor(s):** Syble Melinda Konarik and Corey L. Konarik

**Mortgagee:** 2018 Longterm RE, LLC, a Delaware Limited Liability Company

**Recorded in:** Clerk's File No. 2019027098

**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, Lots 245, 301, 302 and 303 in Block 7 of Cypress Lakes- Unit 11, an addition in the J.D. Martinez Survey, A-65, Liberty County, Texas, according to the map or plat thereof recorded in Volume 6, Page 133 of the Map Records of Liberty County, Texas, (more particularly described in the loan documents).

**Date of Sale:** March 07, 2023

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

**Place of Sale of Property:** Designated area set by the Commissioner's Court of Liberty County, Texas, 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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 Mortgagee, whose address is:

2018 Longterm RE, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 14th day of February, 2023

*Feece*

---

James W. King or Renee Roberts or  
Marc Henry or Edye Patterson or  
David Garvin or Susana Garcia, or  
Donna Brammer, or Katrina  
Rodriguez, or Cesar Acosta, or  
Christopher Apodaca, or Sean  
Jochnau, or Rinki Shah, or Theresa  
Phillips, or Sandra Benavides or  
David Cerda or Jose Martinez, or  
Renaud Ba, or Lilian Arias, or  
Angelique Lozada, or Erica Feece  
or Craig Weeden,  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED FOR RECORD  
at 1240 o'clock P M

FEB 14 2023

NOTICE OF FORECLOSURE SALE

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

Pursuant to the authority referred upon the undersigned by that certain Eleventh Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions dated June 22, 2022 and duly recorded under Clerk's File Number 2022030763, of the Official Public Records of Liberty County, Texas. As trustee for LIBERTY LAKES PROPERTY OWNER'S ASSOCIATION, INC., under such Eleventh Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions, in order to satisfy the indebtedness secured there and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by Herman Hinson and Reban Hinson sell on Tuesday, March 07, 2023, that being the first Tuesday of said month, at public auction to the highest bidder for cash in the designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse or as further designated by the County Commissioner beginning 10:00 AM or within three (3) hours thereafter, the property described , to wit:

**Property means** – 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 Unit 5, Block 5, Lot 225 Cypress Lakes, recorded in Volume 6, Page 133 of the Map Records of Liberty County, Texas. (the "Property").

This Sale is conducted subject to the owner and/or lienholder's right of redemption pursuant to Texas Property Code §209.011.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE/SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ASSOCIATION**

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.

Trustee or Substitute Trustee:



James W. King or Renee Roberts or Marc Henry or Edye Patterson or David Garvin or Susana Garcia, or Donna Brammer, or Katrina Rodriguez, or Cesar Acosta, or Christopher Apodaca, or Sean Jochnau, or Rinki Shah, or Theresa Phillips, or Sandra Benavides or David Cerda or Jose Martinez, or Renaud Ba, or Lilian Arias, or Angelique Lozada, or Erica Feece or Craig Weeden

02/14/2023

6101 Southwest Fwy, Suite 400, Houston, TX 77057



CAUSE NO. 22DC-CV-00620

IN RE: ORDER FOR FORECLOSURE	§	CIVIL DISTRICT COURT
UNDER TEX.R.CIV. P. 736	§	
Concerning:	§	
	§	
O COLORADO (Lot 225)	§	
CLEVELAND, TEXAS 77327	§	
	§	
Petitioner:	§	LIBERTY COUNTY, TEXAS
LIBERTY LAKES PROPERTY	§	
OWNERS' ASSOCIATION, INC.	§	
	§	
Respondents:	§	
HERMAN HINSON	§	
REBAN HINSON	§	75 <sup>th</sup> JUDICIAL DISTRICT

DEFAULT ORDER TO PROCEED WITH REAL PROPERTY FORECLOSURE  
UNDER TRCP 736 ON A PROPERTY OWNER'S ASSOCIATION ASSESSMENT

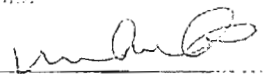
1. On this day, the Court considered, Petitioner, Liberty Lakes Property Owners' Association, Inc.'s motion for default order granting its application for an expedited order under TRCP 736 on a property owner's association assessment. Petitioner's application complies with the requirements of TRCP 736.1.
2. The last known address of Herman Hinson and Reban Hinson, each respondent subject to this order, is PO Box 1559, Kountze, Texas 77625. Each respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is subject of this foreclosure proceeding is commonly known as O Colorado (Lot 225), Cleveland, Texas 77327 with the following legal description:

Unit 5, Block 5, Lot 225 Cypress Lakes, recorded in Volume  
6, Page 133 of the Map Records of Liberty County, Texas.  
(the "Property").
4. The type of lien to be foreclosed is a property owner's association assessment under §209.0092 of the Texas Property Code. The dedicatory instrument creating the lien and the power of sale

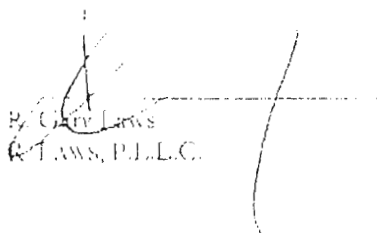
is indexed under clerk's number 2019033614 in the real property records of Liberty County, Texas. Such document being the most recent amendment of the restrictions of Cypress Lakes all of which amendments are adopted herein as applicable

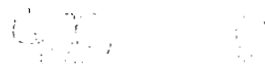
5. The material facts establishing Respondents' default are alleged in Petitioner's Application, Motion for Default and supporting affidavits. Those facts are adopted by reference in this order.
6. Based upon affidavit of Petitioner, no respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 USC App. §501, *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under TRCP of Civil Procedure "36." and "36.1". Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law.
8. This order is not subject to rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with TRCP 736.11.

Signed this 17<sup>th</sup> day of December, 2022

  
\_\_\_\_\_  
JUDGE PRESIDING

APPROVED: )

  
By Gary Lewis  
G. L. Lewis, P.L.L.C.





FILED FOR RECORD  
at 12:47 PM  
FEB 14 2023  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
By Shanton DEPUTY

NOTICE OF FORECLOSURE SALE

Pursuant to the authority referred upon the undersigned by that certain Eleventh Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions dated June 22, 2022 and duly recorded under Clerk's File Number 2022030763, of the Official Public Records of Liberty County, Texas. As trustee for LIBERTY LAKES PROPERTY OWNER'S ASSOCIATION, INC., under such Eleventh Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions, in order to satisfy the indebtedness secured there and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by Tammy Rice and Edward Rice sell on Tuesday, March 07, 2023, that being the first Tuesday of said month, at public auction to the highest bidder for cash in the designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse or as further designated by the County Commissioner beginning 10:00 AM or within three (3) hours thereafter, the property described, to wit:

**Property means** – 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 Unit 5, Block 4, Lot 312 Cypress Lakes, recorded in Volume 6, Page 133 of the Map Records of Liberty, County, Texas the ("Property").

This Sale is conducted subject to the owner and/or lienholder's right of redemption pursuant to Texas Property Code §209.011.

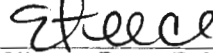
THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE/SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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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.

Trustee or Substitute Trustee:



James W. King or Renee Roberts or Marc Henry or Edye Patterson or David Garvin or Susana Garcia, or Donna Brammer, or Katrina Rodriguez, or Cesar Acosta, or Christopher Apodaca, or Sean Jochnau, or Rinki Shah, or Theresa Phillips, or Sandra Benavides or David Cerda or Jose Martinez, or Renaud Ba, or Lilian Arias, or Angelique Lozada, or Erica Feece or Craig Weeden

02/14/2023

6101 Southwest Fwy, Suite 400, Houston, TX 77057

CAUSE NO. 22DC-CV00634

IN RE: ORDER FOR FORECLOSURE	§	CIVIL DISTRICT COURT
UNDER TEX.R.CIV. P. 736	§	
Concerning:	§	
	§	
800 Trinity Dr. (Lot 312)	§	
CLEVELAND, TEXAS 77327	§	
	§	
Petitioner:	§	LIBERTY COUNTY, TEXAS
LIBERTY LAKES PROPERTY	§	
OWNERS' ASSOCIATION, INC.	§	
	§	
Respondents:	§	
TAMMY RICE	§	
EDWARD RICE	§	75 <sup>th</sup> JUDICIAL DISTRICT

DEFAULT ORDER TO PROCEED WITH REAL PROPERTY FORECLOSURE  
UNDER TRCP 736 ON A PROPERTY OWNER'S ASSOCIATION ASSESSMENT

1. On this day, the Court considered, Petitioner, Liberty Lakes Property Owners' Association, Inc.'s motion for default order granting its application for an expedited order under TRCP 736 on a property owner's association assessment. Petitioner's application complies with the requirements of TRCP 736.1.
2. The last known address of Tammy Rice and Edward Rice, each respondent subject to this order, is 406 County Road 612, Dayton, Texas 77535. Each respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is subject of this foreclosure proceeding is commonly known as 800 Trinity Drive (Lot 312), Cleveland, Texas 77357 with the following legal description:

Unit 5, Block 4, Lot 312 Cypress Lakes, recorded in Volume 6, Page 133 of the Map Records of Liberty, County, Texas the ("Property").
4. The type of lien to be foreclosed is a property owner's association assessment under §209.0092 of the Texas Property Code. The dedicatory instrument creating the lien and the power of sale is indexed under clerk's number 2019033614 in the real property records of Liberty County,

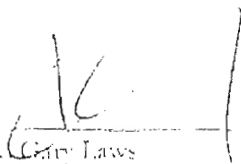
Texas. Such document being the most recent amendment of the restrictions of Cypress Lakes all of which amendments are adopted herein as applicable.

5. The material facts establishing Respondents' default are alleged in Petitioner's Application, Motion for Default and supporting affidavits. Those facts are adopted by reference in this order.
6. Based upon affidavit of Petitioner, no respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 USC App. §501, *et seq*.
7. Therefore, the Court grants Petitioner's motion for default order under TRCP of Civil Procedure "36.7" and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law.
8. This order is not subject to rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with TRCP 36.11.

Signed this 16<sup>th</sup> day of November 2022.

  
JUDGE PRESIDING

APPROVED: .

  
R. Gary Laws  
R. LAWS, P.L.L.C.

113 P  
R. GARY LAWS

FILED FOR RECORDS  
at 1240 clock P M

FEB 14 2023

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

NOTICE OF FORECLOSURE SALE

Pursuant to the authority referred upon the undersigned by that certain Eleventh Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions dated June 22, 2022 and duly recorded under Clerk's File Number 2022030763, of the Official Public Records of Liberty County, Texas. As trustee for LIBERTY LAKES PROPERTY OWNER'S ASSOCIATION, INC., under such Eleventh Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions, in order to satisfy the indebtedness secured there and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by Hartley K. Todee sell on Tuesday, March 07, 2023, that being the first Tuesday of said month, at public auction to the highest bidder for cash in the designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse or as further designated by the County Commissioner beginning 10:00 AM or within three (3) hours thereafter, the property described, to wit:

**Property means** – 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 Unit 7, Block 01, Lots 71-73 Cypress Lakes, recorded in Volume 6, Page 133 of the Map Records of Liberty County, Texas. (the "Property").

This Sale is conducted subject to the owner and/or lienholder's right of redemption pursuant to Texas Property Code §209.011.

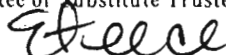
THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE/SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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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.

Trustee or Substitute Trustee:



James W. King or Renee Roberts or Marc Henry or Edye Patterson or David Garvin or Susana Garcia, or Donna Brammer, or Katrina Rodriguez, or Cesar Acosta, or Christopher Apodaca, or Sean Jochnau, or Rinki Shah, or Theresa Phillips, or Sandra Benavides or David Cerda or Jose Martinez, or Renaud Ba, or Lilian Arias, or Angelique Lozada, or Erica Feece or Craig Weeden

02/14/2023

6101 Southwest Fwy, Suite 400, Houston, TX 77057



CAUSE NO. 22DC-CV-00645

IN RE: ORDER FOR FORECLOSURE §  
UNDER TEX.R.CIV. P. 736 §  
Concerning: §

CIVIL DISTRICT COURT

0 Dona (Lots 71-73) §  
CLEVELAND, TEXAS 77327 §

Petitioner: §  
LIBERTY LAKES PROPERTY §  
OWNERS' ASSOCIATION, INC. §

LIBERTY COUNTY, TEXAS

Respondents: §  
HARTLEY K. TODDEE §

253<sup>rd</sup> JUDICIAL DISTRICT

DEFAULT ORDER TO PROCEED WITH REAL PROPERTY FORECLOSURE  
UNDER TRCP 736 ON A PROPERTY OWNER'S ASSOCIATION ASSESSMENT

1. On this day, the Court considered, Petitioner, Liberty Lakes Property Owners' Association, Inc.'s motion for default order granting its application for an expedited order under TRCP 736 on a property owner's association assessment. Petitioner's application complies with the requirements of TRCP 736.1.
2. The last known address of Hartley K. Toddee, respondent subject to this order, is 626 Cherrybark Lane, Houston, Texas 77079. Each respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is subject of this foreclosure proceeding is commonly known as O Dona (Lots 71-73), Cleveland, Texas 77357 with the following legal description:

Unit 7, Block 01, Lots 71-73 Cypress Lakes, recorded in  
Volume 6, Page 133 of the Map Records of Liberty County,  
Texas. (the "Property").
4. The type of lien to be foreclosed is a property owner's association assessment under §209.0092 of the Texas Property Code. The dedicatory instrument creating the lien and the power of sale is indexed under clerk's number 2019033614 in the real property records of Liberty County,

Texas. Such document being the most recent amendment of the restrictions of Cypress Lakes all of which amendments are adopted herein as applicable.

5. The material facts establishing Respondents' default are alleged in Petitioner's Application, Motion for Default and supporting affidavits. Those facts are adopted by reference in this order.
6. Based upon affidavit of Petitioner, no respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under TRCP of Civil Procedure 736.1 and 736.2. Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law.
8. This order is not subject to rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with TRCP 736.11.


Signed this

4<sup>th</sup>


day of

January

2023

  
JUDGE PRESIDING

APPROVED:

  
R. Galt Laws  
R. LAWS, P.L.L.C.

11:00

A



FILED FOR RECORD  
at 12:40 o'clock P M

FEB 14 2023

NOTICE OF FORECLOSURE SALE

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

Pursuant to the authority referred upon the undersigned by that certain Eleventh Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions dated June 22, 2022 and duly recorded under Clerk's File Number 2022030763, of the Official Public Records of Liberty County, Texas. As trustee for LIBERTY LAKES PROPERTY OWNER'S ASSOCIATION, INC., under such Eleventh Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions, in order to satisfy the indebtedness secured there and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by Aundrea Allen sell on Tuesday, March 07, 2023, that being the first Tuesday of said month, at public auction to the highest bidder for cash in the designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse or as further designated by the County Commissioner beginning 10:00 AM or within three (3) hours thereafter, the property described , to wit:

**Property means** – 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 Unit 7, Block 1, Lot 155 Cypress Lakes, recorded in Volume 6, Page 133 of the Map Records of Liberty County, Texas. (the "Property").

This Sale is conducted subject to the owner and/or lienholder's right of redemption pursuant to Texas Property Code §209.011.

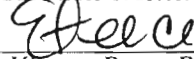
THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE/SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ASSOCIATION

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.

Trustee or Substitute Trustee:



James W. King or Renee Roberts or Marc Henry or Edye Patterson or David Garvin or Susana Garcia, or Donna Brammer, or Katrina Rodriguez, or Cesar Acosta, or Christopher Apodaca, or Sean Jochnau, or Rinki Shah, or Theresa Phillips, or Sandra Benavides or David Cerda or Jose Martinez, or Renaud Ba, or Lilian Arias, or Angelique Lozada, or Erica Fecce or Craig Weeden

02/14/2023

6101 Southwest Fwy, Suite 400, Houston, TX 77057

CAUSE NO. 22DC-CV-00613

IN RE: ORDER FOR FORECLOSURE	§	CIVIL DISTRICT COURT
UNDER TEX.R.CIV. P. 736	§	
Concerning:	§	
	§	
O Ferguson (Lot 155)	§	
CLEVELAND, TEXAS 77327	§	
	§	
Petitioner:	§	LIBERTY COUNTY, TEXAS
LIBERTY LAKES PROPERTY	§	
OWNERS' ASSOCIATION, INC.	§	
	§	
Respondents:	§	
AUNDREA ALLEN	§	253 <sup>rd</sup> JUDICIAL DISTRICT


DEFAULT ORDER TO PROCEED WITH REAL PROPERTY FORECLOSURE  
UNDER TRCP 736 ON A PROPERTY OWNER'S ASSOCIATION ASSESSMENT

1. On this day, the Court considered, Petitioner, Liberty Lakes Property Owners' Association, Inc.'s motion for default order granting its application for an expedited order under TRCP 736 on a property owner's association assessment. Petitioner's application complies with the requirements of TRCP 736.1.
2. The last known address of Aundrea Allen, respondent subject to this order, is 10327 Stanbrook Dr., Houston, Texas 77089. Each respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is subject of this foreclosure proceeding is commonly known as O Ferguson (Lot 155), Cleveland, Texas 77357 with the following legal description:

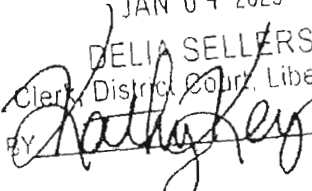
Unit 7, Block 1, Lot 155 Cypress Lakes, recorded in Volume  
6, Page 133 of the Map Records of Liberty County, Texas.  
(the "Property").
4. The type of lien to be foreclosed is a property owner's association assessment under §209.0092 of the Texas Property Code. The dedicatory instrument creating the lien and the power of sale is indexed under clerk's number 2019033614 in the real property records of Liberty County,

Texas. Such document being the most recent amendment of the restrictions of Cypress Lakes all of which amendments are adopted herein as applicable.

5. The material facts establishing Respondents' default are alleged in Petitioner's Application, Motion for Default and supporting affidavits. Those facts are adopted by reference in this order.
6. Based upon affidavit of Petitioner, no respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 USC App. §501, *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under TRCP of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law.
8. This order is not subject to rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with TRCP 736.11.

Signed this 4<sup>th</sup> day of January 2023.   
JUDGE PRESIDING

APPROVED:  
  
R. Gary Laws  
R. LAWS, P.L.L.C.

FILED  
at 10:15 o'clock A M  
JAN 04 2023  
DELIA SELLERS  
Clerk, District Court, Liberty, TX  
BY  DEPUTY

## 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: February 9, 2023

### DEED OF TRUST:

DATE: November 6, 2020  
 GRANTOR: JAVIER CORONA & PAULA CASTILLA GONZALEZ  
 TRUSTEE: ELVA L. CARREON-TIJERINA  
 BENEFICIARY: CANELO INVESTMENTS, LLC  
 COUNTY WHERE PROPERTY IS LOCATED: LIBERTY  
 RECORDED IN: Document # 2021001987 of the Real Property Records of LIBERTY County, Texas.  
 PROPERTY: LOT, OR TRACT 19 OF BROOKWOOD, AN UNRECORDED SUBDIVISION OF THE CALLED 324.5 ACRES LOCATED IN THE J. D. MARTINEZ LEAGUE, NO. 6, IN LIBERTY COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM INLAND WATERWAYS, INC. TO WILLIAM B. SMITH, DON SCHWARTZ AND NORBERT SCHWARTZ DATED NOVEMBER 1, 1965 AND RECORDED IN VOLUME 610, PAGE 715 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS; SAVE AND EXCEPT AND PORTION THEREOF LYING WITHIN 60 FOOT ROAD EASEMENTS AS DESCRIBED BY METES AND BOUNDS IN A DEED RECORDED IN VOLUME 597, PAGE 382 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS; AND BEING THAT SAME PROPERTY ASSESSED UNDER LIBERTY COUNTY CENTRAL APPRAISAL DISTRICT ACCOUNT NO. 002720-000010-009 AND IDENTIFIED AS TRACT 19-A OF BROOKWOOD. (PIDN 35608)

### NOTE:

DATE: November 6, 2020  
 AMOUNT: Fifty Six Thousand Nine Hundred Fifty Dollars and No Cents ( \$ 56,950.00 )  
 MAKER: JAVIER CORONA & PAULA CASTILLA GONZALEZ  
 PAYEE: CANELO INVESTMENTS, LLC  
 HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC  
 1106 N AVENUE E  
 HUMBLE, TX 77338

SENDER OF NOTICE: ELVA L. CARREON-TIJERINA  
 1106 N AVENUE E  
 HUMBLE, TX 77338

DATE OF SALE OF PROPERTY: Tuesday, MARCH 7th, 2023

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.

FILED

10 11 A

FEB 13 2023

*Elva L. Carreon-Tijerina*



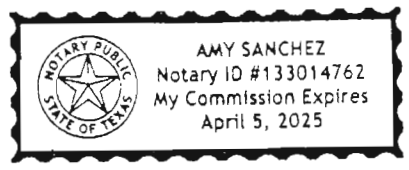
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above 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 February 9, 2023



\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF TEXAS  
Amy Sanchez  
04/05/25

After recording return to:  
ELVA L. CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

THE STATE OF TEXAS  
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2023008917       NOT  
02/15/2023 10:11:07 AM Total Fees: \$30.00

Lee Haidusek Chambers, County Clerk  
Liberty County, TX



# NOTICE OF FORECLOSURE SALE

February 13, 2023

Deed of Trust ("Deed of Trust"):

Dated: June 27, 2022

Grantor: EHOP INVESTMENTS, LLC

Trustee: Sowell, Alvares & Walls, PLLC

Lender: QUICK LENDING, LLC

Property: Being the East 40 feet of Lot Sixteen (16), and the West 20 feet of Lot Fifteen (15), in Block Six (6), of the DAVIDGE ADDITION, an addition in the City of Liberty, Liberty County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 85 of the Map Records of Liberty County, Texas.

Address: 2717 Cos St, Liberty, TX 77575

Recorded: 6/29/2022, file number 2022032075 in the Official Public Records of LIBERTY County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of ONE HUNDRED FORTY TWO THOUSAND AND 00/100 DOLLARS (U.S. \$142,000.00), executed by EHOP INVESTMENTS, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated June 27, 2022 and executed by Eric Hopper.

Substitute Trustee: Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

at 2:00 FILED o'clock M

FEB 14 2023

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

Foreclosure Sale:

Date: Tuesday, March 7, 2023

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time

Place: 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



4774573

Term of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that TEXAS REAL ESTATE FUND I LP's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, TEXAS REAL ESTATE FUND I LP, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of TEXAS REAL ESTATE FUND I LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS REAL ESTATE FUND I LP's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If TEXAS REAL ESTATE FUND I LP 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 TEXAS REAL ESTATE FUND I LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

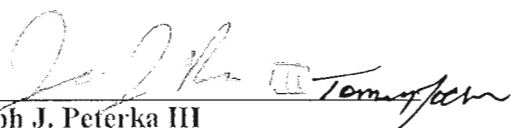
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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THIS INSTRUMENT NOTES 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.

PETERKA & ASSOCIATES, PLLC.

  
\_\_\_\_\_  
**Joseph J. Peterka III**  
14002 Pinerock Lane  
Houston, TX 77079  
(281) 435-7359  
joe@peterkalaw.com  
Attorney for TEXAS REAL ESTATE FUND I LP