

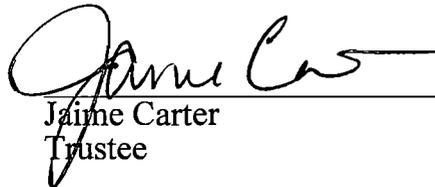
**NOTICE OF TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **ELADIO ALVAREZ-CASTILLO** and **MARICELA TINAJERO**, of Liberty County, Texas, dated October 5, 2015, and duly recorded in the Clerks File Number 2015020576 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on ***Tuesday, April 5, 2022***, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

That certain 7.514 acre tract of land situated in the Rebecca Pruett Survey 120, Abstract 495, Liberty County, Texas and being more particularly described by metes and bounds in "Exhibit A" attached hereto and made a part hereof for all purposes, together with all improvements situated thereon in their present condition, "AS IS".

THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

Executed the 24<sup>th</sup> day of February, 2022.

  
Jaime Carter  
Trustee

FILED  
at 11:27 o'clock A M

MAR - 1 2022

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

ADDRESS OF TRUSTEE

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

**"EXHIBIT A"  
FIELD NOTES ON  
7.514 ACRES**

**FIELD NOTES ON A TRACT OF LAND CONTAINING 7.514 ACRES LOCATED IN THE REBECCA PRUETT SURVEY 120, ABSTRACT 495, LIBERTY COUNTY, TEXAS AND BEING OUT OF A 17.514 ACRE TRACT DESCRIBED IN A DEED RECORDED IN THE LIBERTY COUNTY CLERK'S FILE NO. 2003017757 OF THE REAL PROPERTY RECORDS OF SAID LIBERTY COUNTY, TEXAS, SAID 7.514 ACRES HEREIN BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,**

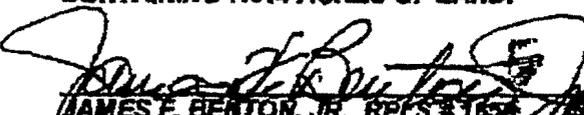
**BEGINNING at a 5/8" iron rod set for the SOUTHEAST CORNER of the tract herein described at the Southeast Corner of said 17.514 acre tract, the Southeast Corner of said Survey 120, the Northeast Corner of the H & T. C RR Survey 119, Abstract 264, on the West line of the E Pruett Survey, Abstract 832 and being in State Farm to Market Highway 686;**

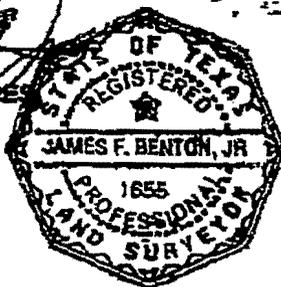
**THENCE South 89°45'50" West, along the South line of said 17.514 acre tract, the South line of said Survey 120 and the North line of said Survey 119, a distance of 700.00 feet to a 5/8" iron rod set for the SOUTHWEST CORNER of the tract herein described at the Southwest Corner of said 17.514 acre tract and the Southeast Corner of the Occidental Chemical Corporation 160.00 acre tract,**

**THENCE North 00°09'00" East, along the West line of 17.514 acre tract and the East line of said Occidental 160.00 acre tract, a distance of 467.54 feet to a 5/8" iron rod set for the NORTHWEST CORNER of the tract herein described,**

**THENCE North 89°45'00" East, severing said 17.514 acre tract, at a distance of 659.36 feet set a 5/8" iron rod for Reference on the West Right of Way line of said Highway 686, in all a distance of 700.00 feet to a 5/8" iron rod set in said Highway for the NORTHEAST CORNER of the tract herein described,**

**THENCE South 00°09'00" West, a distance of 467.71 feet to the POINT OF BEGINNING AND CONTAINING 7.514 ACRES OF LAND.**

  
**JAMES F. BENTON, JR. RPES #1655  
STEVE HUMMIRD TECHNICAL SERVICES  
1203 NORTH HOUSTON AVENUE  
LIVINGSTON, TEXAS 77351**



**JANUARY 28, 2005**

## 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 25, 2022

**DEED OF TRUST:**

DATE: January 14, 2020  
 GRANTOR JULIO GARCIA MARTINEZ  
 TRUSTEE: ELVA L CARREON-TIJERINA  
 BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
 COUNTY WHERE PROPERTY IS LOCATED: LIBERTY  
 RECORDED IN: Document # 2020002588 of the Real Property Records of LIBERTY County, Texas.  
 PROPERTY: LOTS 20, 21, 22, AND 23 SECTION 1 OF INDIAN RIDGE SUBDIVISION, A SUBDIVISION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 9, PAGE 114 AND 115, PLAT RECORDS OF LIBERTY COUNTY, TEXAS.  
 MOBILE HOME OR MANUFACTURED HOME MODEL CREST RIDGE, LABEL/SEAL #TEX0557743, SERIAL #CRHTX4200 LOCATED AT 485 COUNTY ROAD 4020, DAYTON, LIBERTY COUNTY, TEXAS. (PIDN 125027, 177698)

**NOTE:**

DATE: January 14, 2020  
 AMOUNT: One Hundred Thirteen Thousand Nine Hundred Dollars and No Cents ( \$ 113,900.00 )  
 MAKER: JULIO GARCIA MARTINEZ  
 PAYEE: VILLA BLANCA PROPERTIES, LLC.  
 HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.

1106 N AVENUE E  
 HUMBLE, TX 77338

FILED  
 at 10 : 50 A . M

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

DATE OF SALE OF PROPERTY: Tuesday, APRIL 5th, 2022

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.

FEB 1 2022  
 LEAH DAUSEY CHAMBERS  
 LIBERTY COUNTY CLERK  
 LIBERTY COUNTY, TEXAS  
 DEPUTY CLERK



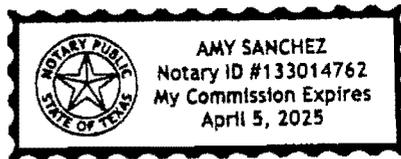
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above 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 25, 2022



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.

2022009318 NOT  
03/01/2022 10:48:57 AM Total Fees: \$30.00

Lee Haidusek Chambers, County Clerk  
Liberty County, Texas

FILED  
at 9:30 A.M.

MAR 03 2022

LEE HAI DUSEK CHAMBERS  
LIBERTY COUNTY CLERK  
LIBERTY COUNTY TEXAS  
BY: *[Signature]*  
DEPUTY CLERK



After recording, return to:

THE WEAVER LAW FIRM  
Attn.: Richard D. Weaver  
1800 Bering Drive, Suite 1050  
Houston, Texas 77057

STATE OF TEXAS                   §  
   §  
COUNTY OF LIBERTY           §

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date:                                   March 2, 2022

Secured Obligations:           Promissory Note ("Note"), dated January 24, 2019, executed by Krystal Cooke, who assigned all her interest to Ashley Cowan (the "Borrower"), as maker, and payable to the order of AB Land Company, who then conveyed their interests as Beneficiary thereunder via Transfer of Lien dated March 25, 2019 (Clerk's File No. 2019006768, Liberty County) to Odin Investments, LLC ("Beneficiary"), as lender, in the original principal amount of \$31,000.00, and all extensions, renewals, replacements, and amendments thereof.

Deed of Trust:                   Deed of Trust, dated January 24, 2019, executed by Borrower, as grantor, to Mohammad Amin Behzadpour, as trustee, (which was assigned from AB Land Company (as lender) to Odin Investments LLC via an Assignment of Deed of Trust dated July 25, 2019, and recorded as Clerk's File No. 2019018871), for the benefit of Beneficiary, as beneficiary, recorded as Clerk's File No. RP-2016-281851 on June 29, 2016, in the Official Public Records of Real Property of Liberty County, Texas.

Substitute Trustees:           Richard D. Weaver and Walker M. F. Smith

Substitute Trustees' Address: THE WEAVER LAW FIRM  
1800 Bering Drive, Suite 1050  
Houston, Texas 77057

**Foreclosure Sale:**

Date:                                   **Tuesday, April 5, 2022**

Time:                                The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time.

Place: Liberty County Courthouse at the place designated by the Commissioner's Court for such sales in Liberty County, Texas (on the steps of the county courthouse or as designated by the County Commissioner.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction, and the real property, more particularly described in Exhibit "A", will be sold to the highest bidder for cash, except that Lender'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, Beneficiary, the current owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

**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.**

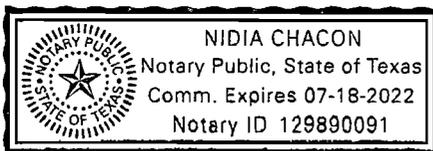
SUBSTITUTE TRUSTEE:

  
Walker M. F. Smith

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on this 2<sup>nd</sup> day of March 2022, by Walker M. F. Smith, as Substitute Trustee.

  
Notary Public in and for the State of Texas



**EXHIBIT "A"**

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LOT 153 SECTION 1, BIG THICKET LAKE ESTATES SUBDIVISION IN LIBERTY COUNTY, TEXAS AS DESCRIBED IN VOLUME 6, PAGE 47, PLAT RECORDS OF LIBERTY COUNTY, TEXAS, AS PROPERTY DESCRIBED IN WARRANTY DEED DATED JUNE 19, 1973 FROM WILLIE ROGER AND WIFE LOUISE ROGER TO BRUCE C. PETTIT SR. RECORDED VOLUME 724, PAGE 222 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS. REFERENCE MADE FOR ALL PURPOSES WITH 1973 SKYLINE MOBILE HOME INCLUDED IN THE CONVEYANCE AS IS WITH ALL FAULTS.