

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 OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated January 23, 2013, executed by **DARIN L. REINHARDT, A SINGLE PERSON** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2013001120, Official Public Records of Liberty County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, Tommy Jackson, Ron Harmon, Keata Smith or Carolyn Ciccio, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, or Carol Agnew Baker, Robert Baker or Destiny Johnson, whose business address is 2306 Mast Court, Kingwood, Texas 77339, 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 covenants of the Deed of Trust, to sell on **Tuesday, April 6, 2021**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the 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), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property.

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.

EXECUTED this 5 day of March, 2021.

FILED
at 12:00 o'clock P M

MAR 10 2021

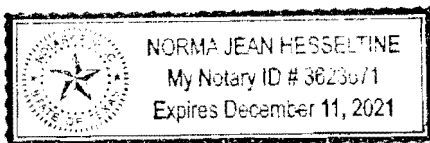
LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY TEXAS
Adrian Driver DEPUTY

K. CLIFFORD LITTLEFIELD

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 5th day of March, 2021, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 5.000 ACRE OUT OF THE WESTERLY PORTION OF THE ORIGINAL DARIN LEE REINHARDT SO CALLED 20.37 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1925, PAGE 4 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, OUT OF PARENT 80.00 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 580, PAGE 209 OF THE DEED RECORDS OF LIBERTY COUNTY, OUT OF THE AMOS GREEN LEAGUE, ABSTRACT 41 LIBERTY COUNTY, TEXAS. SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a old stake set by Partlowe at the Northeast corner of said 80.00 acre tract and the Northeast corner of said 20.37 acre tract and the Southeast corner of the original Wallace Murphy so called 536.768 acre tract in Liberty County, Texas;

THENCE South 89 degrees 39 minutes 10 second West with the North boundary of the 80.00 acre tract and the North boundary of said 20.37 acre tract and in the South boundary of said Murphy 536.768 acre tract and with an old line found towards the Bois d arc posts on said property line passing the center line of Green's Bayou at 556.00 ft. in all a total distance of 2569.73 ft. to a set iron rod marking the Northeast corner and the PLACE OF BEGINNING of the herein described 5.0000 acre tract and marking the Northwest corner of the Reinhardt remainder 11.4928 acre tract;

THENCE South 00 degrees 20 minutes 50 seconds East with the West boundary of said remainder 11.4928 acre tract a distance of 258.99 ft. to an iron rod set marking the Southeast corner of the herein described 5.0000 acre tract and the Southwest corner of the 11.4928 acre remainder tract;

THENCE South 89 degrees 39 minutes 10 seconds West with the South line of said 20.37 acre tract and with the North boundary of the remainder portion of said 80.00 acre tract as described in Volume 580, Page 209 of the Deed Records a distance of 851.27 ft. to a point in the center line of Green's Bayou;

THENCE North 04 degrees 22 minutes 36 seconds East with the center line of said Green's Bayou and the West boundary of said 20.37 acre tract a distance of 259.87 ft. to a point at the Northwest corner of said 20.37 acre tract and the herein described 5.0000 acre tract being in the South boundary of said Murphy tract;

THENCE the North 89 degrees 39 minutes 10 seconds East with the South boundary line of said Murphy tract and the North boundary of said Darin Lee Reinhardt 20.37 acre tract described in Instrument in Volume 1925, Page 4 of the Official Public Records of Liberty County, passing the center line of County Road 2502 at 250.00 ft. in all a total distance of 830.27 ft. to the PLACE OF BEGINNING and containing 5.0000 acres of land and being known as 399 County Road 2502, Liberty, Texas 77575.

Notice of Foreclosure Sale

MAR -9 2021

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

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

Lot 42, Block 2 Southern Crossing, Section Five, Liberty County, Texas, a subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2015015658 and situated in the John Cole Survey, Abstract No. 158, Liberty County, Texas.(and located at 21702 Road 3749D, Cleveland, Texas 77327).

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2019005711 of the real property records of Liberty County, Texas.

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

Date: April 6, 2021

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: In Liberty County at the area designated by the Commissioner's Court for sales of property under a power of sale conferred by a Deed of Trust or other Contract lien as follows: Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or 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. The reposting or refiled may be after the date originally scheduled for this sale.

4. *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 balance due on the note and the minimum bid is \$41,188.96.

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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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


5. *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.

6. *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 \$39,000.00, executed by Christopher Kopesky and Jessica Kopesky and payable to the order of SOUTHERN CROSSING FIVE, LLC. Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, SOUTHERN CROSSING FIVE, LLC at P. O. Box 2315, Humble, Texas 77347.

7. *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 trustee to conduct the sale.

Dated: 3-9-2021.



Stan Nix, Trustee
25560 Ramrock Dr.
Porter, Texas 77365
281-540-7636

FILED
at 9:15 o'clock A M

Notice of Foreclosure Sale

MAR -9 2021

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

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

Lot 43, Block 2 Southern Crossing, Section Five, Liberty County, Texas, a subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2015015658 and situated in the John Cole Survey, Abstract No. 158, Liberty County, Texas.(and located at 21706 Road 3749D, Cleveland, Texas 77327).

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2018020607 of the real property records of Liberty County, Texas.

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

Date: April 6, 2021

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: In Liberty County at the area designated by the Commissioner's Court for sales of property under a power of sale conferred by a Deed of Trust or other Contract lien as follows: Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or 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. The reposting or refiled may be after the date originally scheduled for this sale.

4. *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 balance due on the note and the minimum bid is \$45,222.63.

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. The sale shall not cover any part of

the property that has been released of public record from the lien of 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.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

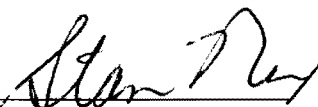
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. *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 \$43,050.00, executed by Christopher Kopesky and Jessica Kopesky and payable to the order of SOUTHERN CROSSING FIVE, LLC. Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, SOUTHERN CROSSING FIVE, LLC at P. O. Box 2315, Humble, Texas 77347.

7. *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 trustee to conduct the sale.

Dated: 3-9-2021.



Stan Nix, Trustee
25560 Ramrock Dr.
Porter, Texas 77365
281-540-7636