

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

WHEREAS, by Commercial Real Estate Deed of Trust dated August 27, 2015 recorded under County Clerk's File No. 2015014998 among the Official Real Property Records of Liberty County, Texas, (hereinafter the "Deed of Trust"), to which Deed of Trust and the record thereof reference is here made for all purposes, Thomas Hardie, an individual residing in Liberty County (hereinafter, the "Debtor"), conveyed to Linden T. Goehring as Trustee to secure that one Commercial Promissory Note dated August 27, 2015 in the original principal amount of Twenty Thousand, Eight Hundred and xx/100 (\$20,800.00) executed by Thomas Hardie and Melissa Hardie and payable to the order of Capital Bank, as modified by that certain Extension of Real Estate Note and Lien dated effective October 27, 2016 executed by Thomas Hardie and Melissa Hardie filed of record under Clerk's File No. 2017002463 in the Real Property Records of Liberty County, Texas; as further modified by that certain Extension of Real Estate Note and Lien executed by Thomas Hardie and Melissa Hardie dated effective August 28, 2020 filed of record under Clerk's File No. 2020038131 the Real Property Records of Liberty County, Texas, (the "Note"); certain real property being described as follows:

LOT SIXTEEN (16) IN BLOCK TWO (2) OF OAKS OF TRINITY SUBDIVISION, SECTION ONE (1), AN ADDITION IN THE BEASLEY PRUITT SURVEY, A-97, LIBERTY COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 181 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS and more particularly known as 603 PR 6350, Dayton, Texas 77535

together with easements. Appurtenances, abutting streets and alleys, improvements, buildings, fixtures, tenements, hereditaments, equipment, rents, income, profits and royalties, personal goods of whatever description and all other rights and privileges including all minerals, oil, gas, water (whether groundwater, subterranean or otherwise), water rights (whether riparian, appropriate or otherwise and whether or not appurtenant to the above described real property), wells, well permits, ditches, ditch rights, reservoirs, reservoir rights, reservoir sites, storage rights, dams and water stock that may now or at any time in the future be located on and/or used in connection with the above described real property, payment awards, amounts received from eminent domain amounts received from any and all insurance payments and timber which may now or later be located situated, or affixed on and used in connection therewith (hereinafter called the "Property").

WHEREAS, default has occurred under the terms of the Note and in that the indebtedness evidenced thereby is now wholly due, and the Debtors have failed, and continue to fail, to pay the Note, Capital Bank as the owner and holder of the Note, and Beneficiary of the Deed of Trust, requested the undersigned, or other designated substitute trustees, to sell the Property to satisfy the indebtedness; and

CAPITA/HARDIE
NOTICE OF SUBST. TRUSTEE SALE

FILED
at 12:50 o'clock P M

MAR 12 2021
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Deputy

NOW, THEREFORE, **NOTICE IS HEREBY GIVEN** that after posting and filing this Notice at the place or places, and in the time required by law and by the Deed of Trust, I, or other designated substitute trustees, will sell, for cash or cash equivalent, at the South Side Steps of the Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575 or at the place that may be designated on the date of sale as the place for conducting such sale, to the highest bidder on Tuesday, the 6th day of April, 2021 which sale shall begin at 12:00 p.m. or not later than three hours thereafter.

The sale noticed herein shall include the interest of Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Capital Bank having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and property pursuant to rights granted to Capital Bank under Section 9.50(d) of the Texas Business and Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER CAPITAL BANK NOR 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 OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

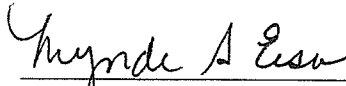
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS CURRENTLY SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND A WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or the 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 reposed 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.

The contact information for the Substitute Trustee is :

Mynde S. Eisen
Law Office of Mynde S. Eisen, P.C.
6546 Greatwood Parkway, Suite C
Sugar Land, Texas 77479
(281) 545-8600
email: mynde@eisenlawoffice.com

EXECUTED in multiple originals this 11th day of March, 2021.

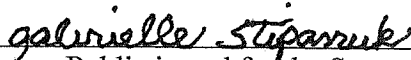
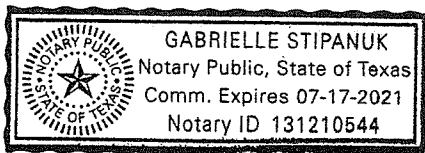


Mynde S. Eisen
Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Mynde S. Eisen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Substitute Trustee for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th of March, 2021.


Notary Public in and for the State of Texas

at 1:45 FILED P
o'clock M

MAR 12 2021

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

Notice of Trustee's Sale

Date: March 05, 2021

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 March 04, 2018 in the amount of \$31,400.00

Deed of Trust

Date: March 04, 2018

Grantor: Sirenia Santoyo Covarrubias

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded March 09, 2018, under Clerk's File No 2018005666,
Official Records of Liberty County, Texas.

Property: Lot 253, Block 6, Villa Nueva Subdivision, 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 (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it will be
next Wednesday): April 06, 2021

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.

Notice of Trustee's Sale

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

Date: March 05, 2021

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: Royal Quest, Ltd.

Note: Note dated July 17, 2020 in the amount of \$42,400.00

Deed of Trust

Date: July 17, 2020

Grantor: Christian Hernandez

Mortgagee: Royal Quest, Ltd.

Recording information: Recorded July 21, 2020, under Clerk's File No. 2020022095,
Official Records of Liberty County, Texas.

Property: Lot 66, Block 3, Royal Vista Subdivision, 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. 2018014222, 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 (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it will be
next Wednesday): April 06, 2021

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.

Notice of Trustee's Sale

at 1:45 FILED P
o'clock M

MAR 12 2021


LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adnan Durr 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 SUBSTITUTE TRUSTEE'S SALE

DATE: March 2, 2021

DEED OF TRUST:

DATE: September 8, 2016
GRANTOR: **JOSE & EVELYN MELGOZA**
GRANTOR'S COUNTY: LIBERTY
BENEFICIARY: **THE SHEPPEY LAND COMPANY, LLC**
TRUSTEE: **Ronald Haddox**
SUBSTITUTE TRUSTEE: LYNNE B. JAMESON
RECORDING INFORMATION: FILE # **2016016907**
Official Public Record of Real Property of LIBERTY
County, Texas

PROPERTY: THE SURFACE ESTATE ONLY IN AND TO LOT 6, BLOCK 4. OF WOODWAY II, A SUBDIVISION IN THE JOSEPH DUGAT SURVEY, ABSTRACT NO. 175, LIBERTY COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 8, PAGE 217 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

NOTE:

DATE: September 8, 2016
AMOUNT: **\$31,100.00**
DEBTOR: **JOSE & EVELYN MELGOZA**
HOLDER: **THE SHEPPEY LAND COMPANY, LLC**

DATE OF SALE OF PROPERTY: APRIL 6, 2021

EARLIEST TIME OF SALE OF PROPERTY: 10:00 am

PLACE OF SALE OF PROPERTY: BEFORE THE COURTHOUSE DOOR ON THE SOUTH SIDE OF THE LIBERTY COUNTY COURTHOUSE, 1923 SAM HOUSTON, LIBERTY, and LIBERTY COUNTY, TEXAS, TO THE SHEPPEY LAND COMPANY, LLC.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

LYNNE B. JAMESON
Substitute Trustee

at 3:30 FILED
o'clock p M

MAR 12 2021

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

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 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 status to the sender of this notice immediately.

DEED OF TRUST INFORMATION:

Date: June 4, 2012

Grantor/Mortgagor(s): James & Melissa Fregia

Original Mortgagee: Prosperity Acquisitions, LLC dba Texas Home Outlet

Current Mortgagee: Legacy Housing Corporation f/k/a Legacy Housing Ltd.

Original Principal: \$38,000

Recording Information: 2012008356

Property County: Liberty County, Texas

Property Legal Description: See Attached Exhibit "A"

Property Address: 250 County Road 167, Liberty, Texas 77575

SALE INFORMATION:

Date of Sale: April 6, 2021

Time of Sale: 10:00am – 1:00pm

Place of Sale: At the front steps of the south side of the courthouse of Liberty County, Texas, (located at 1923 Sam Houston, Liberty, Texas)

Substitute Trustee(s): Trey Tibbets or Alexander Wolfe or Steve Crawford

Substitute Trustee(s) Address: 1600 Airport Frwy., Suite 100, Bedford, Texas 76022

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 not cured, and all sums secured by the Deed of Trust are by this instrument and with notice to the Grantor(s) declared immediately due and payable.

at 2:40 FILED
o'clock _____ M

MAR 12 2021

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS

Shonda King

WHEREAS, the original Trustee has been removed and Trey Tibbets or Alexander Wolfe or Steve Crawford, either to act, have been appointed as Substitute Trustee and are authorized by Mortgagee to enforce the power of sale granted in the Deed of Trust; and

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. Trey Tibbets or Alexander Wolfe, either 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 shall 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 records 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 a particular purpose, shall be conveyed at the sale save and except the Grantor's warranties specifically authorized by Grantor in the Deed of Trust. The Property shall be sold "**AS-IS**", purchaser will buy the property solely at the purchaser's own risk and at his peril, and no representation is made by any party concerning the quality or nature of title to be acquired. Purchaser(s) will receive whatever interest Grantor or 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, found to be void, or invalidated for any reason, without regard to any fault by Mortgagee or the substitute trustee or any other party, the Purchaser at sale shall be entitled only to the return of funds paid for the purchase of the Property at foreclosure auction. The Purchaser shall have no further recourse against the Mortgagor, Mortgagee, the duly appointed Substitute Trustee or any other party to the foreclosure sale.

Legacy Housing Corporation
1600 Airport Frwy., Ste. 100
Bedford, Texas 76022

EXHIBIT "A"

TRACT 1:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.00 ACRES OF LAND SITUATED IN THE P. P. DEVER LEAGUE, ABSTRACT No. 22, LIBERTY COUNTY, TEXAS, AND BEING OUT OF AN 11.673 ACRE TRACT AS SURVEYED ON JULY 25, 2006 BY LOUIS W. BERGMAN III, RPLS No. 2056, AND SAME BEING A PART OF A CALLED 19 ACRE TRACT AS DESCRIBED IN VOLUME 1905, PAGE 849 OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS; SAID 2.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at an axle found in the south line of the remainder of a called 108 acre tract as described in Volume 608, Page 221 Deed Records Liberty County, Texas, and being the northeast corner of a called 19 acre tract, called Lot No. 7, as described in Volume 214, Page 257 Deed Records Liberty County, Texas, also being the Northwest corner of the parent said 19 acre tract, same being the northwest corner of said 11.673 acre tract;

THENCE NORTH 79 DEGREES 58 MINUTES 33 SECONDS EAST, (called North 80 Degrees 10 Minutes 00 Seconds East) a distance of 138.73 feet with the south line of the remainder of said 108 acre tract to a 5/8 inch iron rod set for the northwest corner and PLACE OF BEGINNING of this herein described tract;

THENCE NORTH 79 DEGREES 58 MINUTES 33 SECONDS EAST, (called North 80 Degrees 10 Minutes 00 Seconds East) a distance of 306.24 feet to a 5/8 inch iron rod found for the northwest corner of a called 19 acre tract as described in Volume 554, Page 195 Deed Records Liberty County, Texas, same being the northeast corner of this tract;

THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, a distance of 101.41 feet with the west line of said 19 acre tract pass the northwest corner of a 30 foot access easement surveyed this same day, and continuing a total distance of 288.46 feet to a 5/8 inch iron rod set for the northeast corner of an 8.767 acre tract surveyed this day, same being the southeast corner of this tract;

THENCE SOUTH 79 DEGREES 58 MINUTES 33 SECONDS WEST, a distance of 306.24 feet with the north line of said 8.767 acre tract to a 5/8 inch iron rod set for the southwest corner of this tract;

THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, a distance of 288.46 feet to the PLACE OF BEGINNING and containing 2.00 acres.

TRACT 2:

BEING ALL THAT CERTAIN 30 FOOT ACCESS EASEMENT FOR CONNECTION FROM COUNTY ROAD No. 167 TO A 2.00 ACRE TRACT SURVEYED THIS DAY AND BEING SITUATED IN THE P. P. DEVER LEAGUE, ABSTRACT No. 22, LIBERTY COUNTY, TEXAS, AND BEING OVER AND ACROSS PART OF A CALLED 19 ACRE TRACT AS DESCRIBED IN VOLUME 554, PAGE 195 DEED RECORDS LIBERTY COUNTY, TEXAS; SAID 30 FOOT ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at an axle found in the south line of the remainder of a called 108 acre tract as described in Volume 608, Page 221 Deed Records Liberty County, Texas, and being the northeast corner of a called 19 acre tract, called Lot No. 7, as described in Volume 214, Page 257 Deed Records Liberty County, Texas, also being the Northwest corner of the parent said 19 acre tract, same being the northwest corner of an 11.673 acre tract as surveyed on July 25, 2006 by Louis W. Bergman III, RPLS No. 2056;

THENCE NORTH 79 DEGREES 58 MINUTES 33 SECONDS EAST, (called North 80 Degrees 10 Minutes 00 Seconds East) a distance of 138.73 feet with the south line of the remainder of said 108 acre tract to a 5/8 inch iron rod set for the northwest corner of a 2.00 acre tract surveyed this day;

THENCE NORTH 79 DEGREES 58 MINUTES 33 SECONDS EAST, (called North 80 Degrees 10 Minutes 00 Seconds East) a distance of 306.24 feet to a 5/8 inch iron rod found for the northwest corner of a called 19 acre tract as described in Volume 554, Page 195 Deed Records Liberty County, Texas, same being the northeast corner of said 2.00 acre tract;

THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, a distance of 217.05 feet with the west line of said 19 acre tract to a point for the northwest corner and PLACE OF BEGINNING of this herein described access easement;

THENCE NORTH 81 DEGREES 55 MINUTES 25 SECONDS EAST, a distance of 97.49 feet to a point in the center of County Road No. 167 and being the northeast corner of this access easement;

THENCE SOUTH 18 DEGREES 21 MINUTES 51 SECONDS WEST, a distance of 33.68 feet to a point in the center of County Road No. 167 and being the southeast corner of this access easement;

THENCE SOUTH 81 DEGREES 55 MINUTES 25 SECONDS WEST, a distance of 86.50 feet to a point in the east line of said 2.00 acre tract and being the southeast corner of this access easement;

NOTICE OF FORECLOSURE SALE

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: April 6, 2021

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: March 16, 2021

By:

Mike Fielder

MIKE FIELDER
P.O. Box 1265
Dayton, Liberty County, Texas 77535

at 317 FILED
o'clock P M

MAR 16 2021

WEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: _____ DEPUTY

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **October 18, 2019**, **Keveious Blackman** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Clifford D. Harmon**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$137,000.00**, payable to the order of **Jet Lending, LLC**, which Deed of Trust is recorded under **Clerks File No. 2019029057** in the **Real Property Records of Liberty County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

A TRACT OR PARCEL CONTAINING 0.8360 ACRES (36,418 SQUARE FEET) OF LAND SITUATED IN THE JAMES MARTIN LEAGUE, ABSTRACT NO. 73, LIBERTY COUNTY, TEXAS, BEING OUT OF AND PART OF LOT 15 OF COMPTON SECTION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 43, PAGE 640 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING THE COMBINATION OF A TRACT CALLED TRACT 1 CONVEYED FROM ALLIE CHARLES AND HUSBAND ROBERT CHARLES TO ELIHU L. COX AND WIFE GLORIA L. COX RECORDED IN VOLUME 484, PAGE 174 OF THE DEED RECORDS OF LIBERTY COUNTY, A TRACT CALLED TRACT 2 CONVEYED FROM ALLIE CHARLES AND HUSBAND ROBERT CHARLES TO ELIHU L. COX AND WIFE GLORIA L. COX RECORDED IN VOLUME 498, PAGE 149 OF THE DEED RECORDS OF LIBERTY COUNTY, AND A TRACT CALLED TRACT 3 CONVEYED FROM ALLIE CHARLES AND HUSBAND ROBERT CHARLES TO ELIHU L. COX AND WIFE GLORIA L. COX RECORDED IN VOLUME 511, PAGE 403 OF THE DEED RECORDS OF LIBERTY COUNTY, AND BEING THAT SAME CALLED 1.0 ACRE TRACT CALLED TRACT TWO CONVEYED FROM SYBLE YVONNE THOMAS, INDEPENDENT EXECUTOR OF THE ESTATE OF ELIHU L. COX RECORDED IN CLERKS FILE NO. 2018008391 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 0.8360 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTH RIGHT OF WAY LINE OF DONATTO DRIVE (50 FOOT RIGHT OF WAY WIDTH) FOR THE NORTHEAST CORNER OF THE MARY MOSLEY CALLED 0.50 ACRE TRACT RECORDED IN VOLUME 550, PAGE 239 OF THE DEED RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF SAID CALLED TRACT 3 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 66 DEGREES 48 MINUTES 58 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID DONATTO DRIVE, PASS AT 83.33 FEET THE COMMON NORTH CORNER OF SAID CALLED TRACT 3 AND SAID CALLED TRACT 2, PASS AT 171.87 FEET, THE COMMON NORTH CORNER OF SAID CALLED TRACT 2 AND SAID CALLED TRACT 1, IN ALL A TOTAL DISTANCE OF 255.14 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE JOAN STIGER CALLED 0.129 ACRE TRACT RECORDED IN VOLUME 1498, PAGE 872 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF SAID CALLED TRACT 1 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 20 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF SAID JOAN STIGER CALLED 0.129 ACRE TRACT, A DISTANCE OF 68.53 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 05 DEGREES 45 MINUTES 52 SECONDS WEST, CONTINUING ALONG THE WEST LINE OF SAID JOAN STIGER CALLED 0.129 ACRE TRACT, A DISTANCE OF 46.79 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF THE UNION PACIFIC RAILWAY RIGHT OF WAY FOR THE SOUTHWEST CORNER OF SAID JOAN

STIGER CALLED 0.129 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF SAID CALLED TRACT 1 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 81 DEGREES 27 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF SAID UNION PACIFIC RAILWAY, PASS AT 85.01 FEET THE COMMON SOUTH CORNER OF SAID CALLED TRACT 1 AND SAID CALLED TRACT 2, PASS AT 170.01 FEET THE COMMON SOUTH CORNER OF SAID CALLED TRACT 2 AND SAID CALLED TRACT 3, IN ALL A TOTAL DISTANCE OF 250.01 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID MARY MOSLEY CALLED 0.50 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID CALLED TRACT 3 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 06 DEGREES 50 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID MARY MOSLEY CALLED 0.50 ACRE TRACT, A DISTANCE OF 179.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8360 ACRES OF LAND, MORE OR LESS, commonly known as 212 Donatto Street, Liberty, Texas, 77575; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **James W. King, Patricia Burleson, Marc Henry, Edye Patterson,, Clifford D. Harmon, Breeann Osterheldt and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, April 06, 2021**, being the first Tuesday of such month, at the county courthouse of **Liberty County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Liberty County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10 a.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, April 06, 2021**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of March 13, 2021.

FILED
at 12:00 o'clock P M
MAR 16 2021
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY [Signature] DEPUTY

James W. King
Signature
James W. King, Substitute Trustee
Printed Name

Matter No. 1498

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254