

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated July 20, 2019 in the amount of \$29,900.00

Deed of Trust

Date: July 20, 2019

Grantor: Norman Ariel Lopez Canda

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded July 22, 2019, under Clerk's File No 2019018284,
Official Records of Liberty County, Texas.

Property: Lot 272, Block 1, 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 07, 2020

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

Place of Sale: 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

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

FILED
at 2:40 o'clock P M

MAR 09 2020

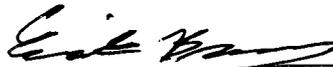
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adrian Dwyer DEPUTY

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

TRUSTEE:



Erik C. Baumann

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated December 03, 2014 in the amount of \$28,500.00

Deed of Trust

Date: December 03, 2014

Grantor: Oscar Onan Cantor and Karla Patricia Hernandez
Hernandez

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded February 02, 2015, under Clerk's File No 2015001904,
Official Records of Liberty County, Texas.

Property: Lot 126, Block 3, 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
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of the Liberty County Courthouse, Liberty, Texas.

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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

FILED
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MAR 09 2020

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

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.

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TRUSTEE:



Erik C. Baumann

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated May 11, 2019 in the amount of \$31,800.00

at 2:40 FILED o'clock P M

Deed of Trust

Date: May 11, 2019

Grantor: Guadalupe Hernandez Velasquez

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded May 20, 2019, under Clerk's File No 2019011704,
Official Records of Liberty County, Texas.

Property: Lot 152, Block 4, 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
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LEE H. CHAMBERS
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BY: Adrian Diver DEPUTY

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TRUSTEE:


Erik C. Baumann

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated February 23, 2018 in the amount of \$31,400.00

Deed of Trust

Date: February 23, 2018

Grantor: Omar Merari Gomez

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded February 27, 2018, under Clerk's File No 2018005024,
Official Records of Liberty County, Texas.

Property: Lot 65, Block 2, 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,
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TRUSTEE:



Erik C. Baumann

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated February 08, 2018 in the amount of \$34,400.00

Deed of Trust

Date: February 08, 2018

Grantor: Omar Merari Gomez

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded February 27, 2018, under Clerk's File No 2018005014,
Official Records of Liberty County, Texas.

Property: Lot 64, Block 2, 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,
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TRUSTEE:



Erik C. Baumann

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated May 25, 2019 in the amount of \$32,800.00

FILED
at 2:40 o'clock P M

Deed of Trust

MAR 09 2020

Date: May 25, 2019

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

Grantor: Jonathan Castillo Ramirez and Petrona Velazquez Vera

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded June 25, 2019, under Clerk's File No 2019015218,
Official Records of Liberty County, Texas.

Property: Lot 151, Block 4, 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,
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TRUSTEE:


Erik C. Baumann

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

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

Deed of Trust

Date: June 09, 2018

Grantor: Oscar Josue Cantor Hernandez

Mortgagee: VNS Liberty, Ltd.

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

Property: Lot 147, Block 3, Villa Nueva Subdivision, Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

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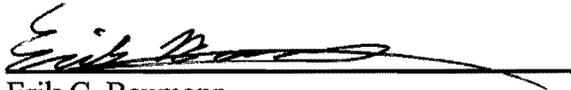
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BY Adnan Driver DEPUTY

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TRUSTEE:


Erik C. Baumann

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

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

Deed of Trust

Date: May 05, 2019

Grantor: Roger M Cuaresma Rosales

Mortgagee: VNS Liberty, Ltd.

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

Property: Lot 8 and 9, Block 2, Villa Nueva Subdivision, Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

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TRUSTEE:


Erik C. Baumann

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

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

Deed of Trust

Date: September 17, 2014

Grantor: Jose' R Carmona and Bertha A Carmona

Mortgagee: VNS Liberty, Ltd.

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

Property: Lot 25, Block 2, Villa Nueva Subdivision, Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

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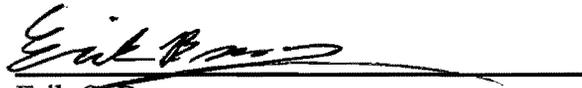
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TRUSTEE:


Erik C. Baumann

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

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

Deed of Trust

Date: April 19, 2019

Grantor: Armando Hernandez Sanchez

Mortgagee: VNS Liberty, Ltd.

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

Property: Lot 40, Block 2, Villa Nueva Subdivision, Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

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Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

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

Deed of Trust

Date: April 07, 2019

Grantor: Adrian Hernandez

Mortgagee: VNS Liberty, Ltd.

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

Property: Lot 140, Block 3, Villa Nueva Subdivision, Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it will be next Wednesday): April 07, 2020

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

Place of Sale: 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

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

FILED
at 2:40 o'clock P M

MAR 09 2020

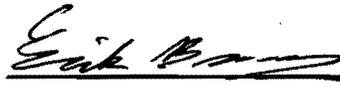
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: Adrian Driver DEPUTY

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

TRUSTEE:


Erik C. Baumann

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

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

at 2:40 FILED P o'clock _____ M

Deed of Trust

Date: September 14, 2018

Grantor: Vicente Ortega and Isabel Rodriguez Garcia

Mortgagee: VNS Liberty, Ltd.

MAR 09 2020
LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY: Adrian Dimer DEPUTY

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

Property: Lot 242, Block 6, Villa Nueva Subdivision, Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

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Place of Sale: 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

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TRUSTEE:



Erik C. Baumann

Notice of Trustee's Sale

Date: March 9, 2020

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

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

Deed of Trust

Date: June 24, 2017

Grantor: Juan Ornelas Hernandez

Mortgagee: VNS Liberty, Ltd.

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

Property: Lot 28, Block 2, Villa Nueva Subdivision, Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it will be next Wednesday): April 07, 2020

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FILED
at 2:40 o'clock P M

MAR 09 2020

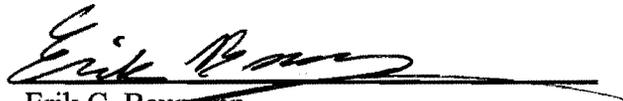
LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY Adrian Diner DEPUTY

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TRUSTEE:


Erik C. Baumann

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 26, 2020

DEED OF TRUST:

DATE: September 1, 2019
GRANTOR SYLVIA IVETTE DIAZ
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
COUNTY WHERE PROPERTY IS LOCATED: LIBERTY
RECORDED IN: Document # 2019-032032 of the Real Property Records of LIBERTY County, Texas.
PROPERTY: BEING BLOCK THREE (3), LOT FOURTEEN (14) OUT OF FIVE OAK ESTATES, PHASE 1, BEING 1.618 ACRES OF LAND, MORE OR LESS, BEING THE SAME TRACT OF LAND AS SHOWN ON THE MAP OR PLAT THEREOF; RECORDED IN VOLUME 9, PAGE 154, REAL PROPERTY RECORDS OF LIBERTY COUNTY, TEXAS.

NOTE:

DATE: September 1, 2019
AMOUNT: Forty Two Thousand Seven Hundred Fifty Dollars and No Cents (\$ 42,750.00)
MAKER: SYLVIA IVETTE DIAZ
PAYEE: VILLA BLANCA PROPERTIES, LLC.
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
PO BOX 550008
HOUSTON, TX 77255

SENDER OF NOTICE: ELVA L CARREON-TIJERINA
PO BOX 550008
HOUSTON, TX 77255

DATE OF SALE OF PROPERTY: Tuesday, APRIL 7th, 2020

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.

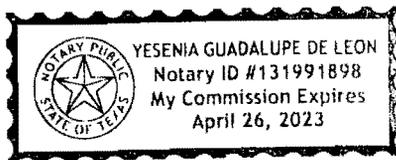
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above 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 26, 2020



Yesenia De Leon
NOTARY PUBLIC
STATE OF TEXAS
Yesenia De Leon
7-26-23

After recording return to:

ELVA L CARREON-TIJERINA
PO BOX 550008
HOUSTON, TX 77255

at 4:10 FILED P M
o'clock

MAR - 6 2020
LER H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
LeAnn DEPUTY