

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 09, 2021 and recorded under Clerk's File No. 2021048855, in the real property records of LIBERTY County Texas, with William H. Morgan Jr and Joan E. Morgan, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Direction Equity, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by William H. Morgan Jr and Joan E. Morgan, husband and wife securing payment of the indebtedness in the original principal amount of \$168,202.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by William H. Morgan Jr., Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Freedom Mortgage is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage, is representing the Mortgagee, whose address is: 951 W. Yamato Road, Suite 175, Boca Raton, FL 33431.

#### Legal Description:

**BEING A 1,056 ACRE TRACT OF LAND KNOWN AS TRACTS 10 AND 12 IN BLOCK 5, OF COLONIAL OAKS, AN UNRECORDED SUBDIVISION IN THE RICHARD GREEN SURVEY, A-197, LIBERTY COUNTY, TEXAS, SAID 1.056 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

### SALE INFORMATION

**Date of Sale: 05/02/2023**

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

**Location of Sale:** The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: 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

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee 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.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Tommy Jackson, Margie Allen, Kyle Barclay, Evan Press, Reid Ruple, Kathleen Adkins, Cary Corenblum, Joshua Sanders, Kristopher Holub, Keata Smith, Amy Oian, Matthew Hansen, Stephanie Hernandez, Aaron Crawford, Aarti Patel, Aleena Litton, Carolyn Ciccio, Christian Brooks, Cindy Dennen, Crystal Koza, Jami Grady, Michael Kolak, Ron Harmon, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on The 20<sup>th</sup> day of March, 2023.

/s/ Olufunmilola Oyekan, SBOT 24084552, Attorney  
at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: Keata Smith

Printed Name: Keata Smith

C&M No. 44-23-0622

**EXHIBIT A**

BEING A 1.056 ACRE TRACT OF LAND KNOWN AS TRACTS 10 AND 12 IN BLOCK 5, OF COLONIAL OAKS AN UNRECORDED SUBDIVISION IN THE RICHARD GREEN SURVEY, A-197, LIBERTY COUNTY, TEXAS SAID 1.056 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF RAINTREE LANE AND THE NORTH LINE OF ROANOAK DRIVE, BOTH 60 FOOT WIDE COUNTY ROADWAYS:

THENCE SOUTH 88 DEG 51' 00" EAST, 400.00 FEET ALONG THE NORTH LINE OF COUNTY ROAD 6768 TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 00 DEG 02' 00" WEST, A DISTANCE OF 230.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER:

THENCE SOUTH 88 DEG 51' 00" EAST, A DISTANCE OF 290.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER:

THENCE SOUTH 02 DEG 02' 00" EAST, A DISTANCE OF 230.00 FEET TO A 1/2 INCH IRON FOUND FOR THE SOUTHEAST CORNER IN THE NORTH LINE OF COUNTY ROAD 6768

THENCE NORTH 88 DEG 51' 00" WEST, A DISTANCE OF 390.00 FEET TO THE PLACE OF BEGINNING CONTAINING 1.056 ACRES OF LAND, MORE OR LESS

**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.

**23-0016      PUBNOTICE**

03/23/2023 11:14:52 AM Total Fees: \$3.00



*Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk  
Liberty County, TX



## *Notice of Substitute Trustee Sale*

**Assert and protect your rights as a member of the armed forces of the 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.**

### **1. Date, Time and Place of Sale:**

**Date:** Tuesday, **May 02, 2023**

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** Liberty County, Texas at the following location: South side of the courthouse, 1923 Sam Houston, on the front steps of the courthouse or as designated by the county Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

**2. 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. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. 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 to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

**3. Instrument to be Foreclosed:** Deed of Trust executed by **Jilberto Bahena & Viviana Stephany Garcia** and recorded on **October 21<sup>st</sup>, 2020** in **Document Number 2020040508** of the real property records of Liberty County, Texas with **Jilberto Bahena & Viviana Stephany Garcia**, Grantor(s) and, **10200 Hempstead LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$82,950.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **October 21<sup>st</sup>, 2020**.

**4. Appointment of Substitute trustee:** In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Ivo Andres Peruchena**, located at 105 Railroad Ave, Humble, Texas 77338 Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder have requested to sell said property to satisfy said indebtedness.

**6. Property to be sold:**

BEING **SOUTHERN FOREST, BLOCK ONE (1), LOT SIXTY ONE (61), ACRES 2.14 aka 238 CR 3773 CLEVELAND, TX 77327**, LIBERTY COUNTY A SUBDIVISION OF 94.36 ACRES AND BEING ALL OF A 94.4527 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERKS FILE NO. 2016015187 AND BEING SITUATED IN THE MARTIN B. LAWRENCE SURVEY, ABSTRACT NO. 306 AND THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS

**7. Limitation of Damages:** If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 3-21-23

Hollis Campbell, Trustee for Lender 10200 Hempstead LLC

**THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.**

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.

23-0020 NTS  
03/23/2023 04:35:52 PM Total Fees: \$3.00

Lee Haidusek Chambers, County Clerk  
Liberty County, TX



## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 21, 2018 and recorded under Clerk's File No. 2018018270, in the real property records of LIBERTY County Texas, with Jason Lee Posey, single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FBC Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jason Lee Posey, single man securing payment of the indebtedness in the original principal amount of \$246,821.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jason Lee Posey. The Money Source Inc. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. The Money Source Inc. is acting as the Mortgage Servicer for the Mortgagee. The Money Source Inc., is representing the Mortgagee, whose address is: 500 South Broad Street, Suite #100A, Meriden, CT 06450.

#### Legal Description:

LOT TEN (10), IN BLOCK THREE (3), OF ENCINO ESTATES, SECTION ONE (1), A SUBDIVISION OF 333.32 ACRES OF LAND SITUATED IN THE WILLIAM EVERETT SURVEY, ABSTRACT NO. 33, THE I. & G, N. RAILROAD SURVEY, NO. 10, ABSTRACT NO., 284 & THE RICHARD GREEN SURVEY, ABSTRACT NO. 197, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2017005597 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

### SALE INFORMATION

Date of Sale: 05/02/2023

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: 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

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Tommy Jackson, Margie Allen, Kyle Barclay, Evan Press, Reid Ruple, Kathleen Adkins, Cary Corenblum, Joshua Sanders, Kristopher Holub, Keata Smith, Amy Oian, Matthew Hansen, Stephanie Hernandez, Aaron Crawford, Aarti Patel, Aleena Litton, Carolyn Ciccio, Christian Brooks, Cindy Dennen, Crystal Koza, Jami Grady, Michael Kolak, Ron Harmon, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on March 24, 2023.

/s/ Olufunmilola Oyekan SBOT# 24084552, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:

*Stephanie Hernandez 3/30/2023*

Printed Name:

*Stephanie Hernandez*

C&M No. 44-23-0419

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.

23-0023 PUBNOTICE  
03/30/2023 09:10:58 AM Total Fees: \$3.00



*Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk  
Liberty County, TX



1750 W. Lake Houston Pkwy., Kingwood, TX 77339

(281) 761-2000

[jr@jacobrichardson.com](mailto:jr@jacobrichardson.com)

## NOTICE OF TRUSTEE 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."**

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

LOT 145, BLOCK 4, SOUTHERN CROSSING, SECTION 6, LIBERTY COUNTY, TEXAS, AS RECORDED IN LIBERTY COUNTY CLERK'S FILE NO. 2017001877 AND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS, AND IN ADDITION TO SAID REAL PROPERTY, THE CONSTRUCTION OF A SEPTIC SYSTEM ON SAID PROPERTY.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2021026017 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: May 2, 2023

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 7757.

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 \$76,932.00.

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.



J A C O B L .  
**RICHARDSON**  
P L L C

1750 W. Lake Houston Pkwy., Kingwood, TX 77339  
(281) 761-2000  
[jr@jacobrichardson.com](mailto:jr@jacobrichardson.com)

- 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 substitute 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 indebtedness's and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$69,400.00, executed by Ronald Fidel Maldonado Hernandez payable to the order of SCR 6, 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, SCR 6, LLC at P.O. Box 2315, Humble, Texas 77347.

**7. Trustee Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, as named and appointed under the Deed of Trust / Mortgagee, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE 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.**

Dated: March 24, 2023

Sincerely Yours,



Jacob L. Richardson  
Attorney for SCR6, LLC  
Jacob L. Richardson, PLLC  
1750 W. Lake Houston Pkwy.  
Kingwood, TX 77339  
State Bar No. 24103598

J A C O B L .  
**RICHARDSON**  
P L L C

1750 W. Lake Houston Pkwy., Kingwood, TX 77339  
(281) 761-2000  
[jr@jacobrichardson.com](mailto:jr@jacobrichardson.com)


**POSTING AND FILING AFFIDAVIT FOR TRUSTEE**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

Jacob L. Richardson appeared in person before me today and stated under oath:

“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Trustee appointed to enforce the power of sale contained in the deed of trust dated June 18, 2021, executed by Ronald Fidel Maldonado Hernandez to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021026017 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date. I did on March 24, 2023, post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Liberty County, Texas, which is located near an entrance door to the county courthouse of Liberty County, Liberty, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, that same day.”

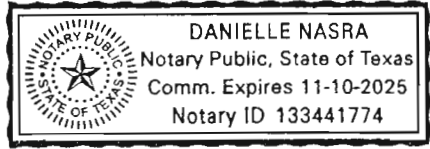
  
\_\_\_\_\_  
Jacob L. Richardson  
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON March 24, 2023, by Jacob L. Richardson.

  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson, PLLC  
1750 W. Lake Houston Pkwy.  
Kingwood, Texas 77339



**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.

23-0025    NTS  
03/30/2023 04:11:03 PM    Total Fees: \$3.00

Lee Haidusek Chambers, County Clerk  
Liberty County, TX



1750 W. Lake Houston Pkwy., Kingwood, TX 77339  
(281) 761-2000  
[jr@jacobrichardson.com](mailto:jr@jacobrichardson.com)

## NOTICE OF SUBSTITUTE TRUSTEE 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."**

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

LOT 85, BLOCK 2, SOUTHERN CROSSING, SECTION 6, LIBERTY COUNTY, TEXAS, AS RECORDED IN LIBERTY COUNTY CLERK'S FILE NO. 2017001877 AND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS, AND IN ADDITION TO SAID REAL PROPERTY, THE CONSTRUCTION OF A SEPTIC SYSTEM ON SAID PROPERTY.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 20200037418 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: May 2, 2023

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 7757.

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 refiling 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 \$72,842.09.

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.

J A C O B L .  
**RICHARDSON**  
P L L C

1750 W. Lake Houston Pkwy., Kingwood, TX 77339  
(281) 761-2000  
[jr@jacobrichardson.com](mailto:jr@jacobrichardson.com)

- 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 substitute 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 indebtedness's and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$75,000.00, executed by Franklin Oviedo Gonzalez and Eric Flores payable to the order of SCR 6, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

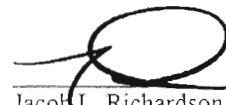
Questions concerning the sale may be directed to the undersigned or to the beneficiary, SCR 6, LLC at P.O. Box 2315, Humble, Texas 77347.

**7. Substitute Trustee Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, as attorney for the mortgage servicer, I have named and appointed and by these presents do name and appoint myself, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, as Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

Dated: March 24, 2023

Sincerely Yours,



Jacob L. Richardson  
Attorney for SCR6, LLC  
Jacob L. Richardson, PLLC  
1750 W. Lake Houston Pkwy.  
Kingwood, TX 77339  
State Bar No. 24103598



1750 W. Lake Houston Pkwy , Kingwood, TX 77339  
(281) 761-2000  
[j@jacobrichardson.com](mailto:j@jacobrichardson.com)


Posting and Filing Affidavit for Representative of Substitute

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

Jacob L. Richardson appeared in person before me today and stated under oath:

“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Trustee appointed to enforce the power of sale contained in the deed of trust dated September 30, 2020, executed by Franklin Oviedo Gonzalez and Eric Flores to Stan Nix, Trustee, filed for record in clerk’s file number 20200037418 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on March 24, 2023, post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Liberty County, Texas, which is located near an entrance door to the county courthouse of Liberty County, Liberty, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, that same day.”

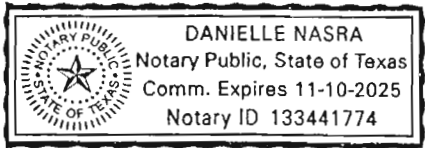
  
\_\_\_\_\_  
Jacob L. Richardson  
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON March 24, 2023, by Jacob L. Richardson.

  
\_\_\_\_\_  
Danielle Nasra  
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson, PLLC  
1750 W. Lake Houston Pkwy.  
Kingwood, Texas 77339



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.

23-0026    NTS  
03/30/2023 04:11:03 PM    Total Fees: \$3.00

Lee Haidusek Chambers, County Clerk  
Liberty County, TX



1750 W. Lake Houston Pkwy., Kingwood, TX 77339  
 (281) 761-2000  
[jr@jacobrichardson.com](mailto:jr@jacobrichardson.com)

## NOTICE OF TRUSTEE 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."

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

LOT 24, BLOCK 1, WHITE OAK TRAILS, SECTION FIVE (5), A SUBDIVISION OUT OF THE BEASLEY PRUITT LEAGUE, ABSTRACT NO. 97, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF IN/UNDER 2018018627 OF THE MAP/PLAT RECORDS OF LIBERTY COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 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: May 2, 2023

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 7757.

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 \$97,591.51.

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.

J A C O B L .  
**RICHARDSON**  
P L L C

1750 W Lake Houston Pkwy , Kingwood, TX 77339  
(281) 761-2000  
[jr@jacobrichardson.com](mailto:jr@jacobrichardson.com)

- 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 substitute 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 indebtedness's and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$97,835.00, executed by Richard Steve and Cheryl Lewis Presley payable to the order of White Oak Builders, Inc 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 White Oak Builders, Inc at P.O. Box 2315, Humble, Texas 77347.

**7. Trustee Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, as named and appointed under the Deed of Trust / Mortgagee, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE 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.**

Dated: March 24, 2023

Sincerely Yours,



Jacob L. Richardson  
Attorney for White Oak Builders, Inc  
Jacob L. Richardson, PLLC  
1750 W. Lake Houston Pkwy.  
Kingwood, TX 77339  
State Bar No. 24103598

J A C O B L .  
**RICHARDSON**  
P L L C

1750 W. Lake Houston Pkwy., Kingwood, TX 77339  
(281) 761-2000  
[jr@jacobrichardson.com](mailto:jr@jacobrichardson.com)


**POSTING AND FILING AFFIDAVIT FOR TRUSTEE**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

Jacob L. Richardson appeared in person before me today and stated under oath:

“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Trustee appointed to enforce the power of sale contained in the deed of trust dated October 2, 2020, executed by Richard Steve and Cheryl Lewis Presley to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021000602 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on March 24, 2023, post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Liberty County, Texas, which is located near an entrance door to the county courthouse of Liberty County, Liberty, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, that same day.”

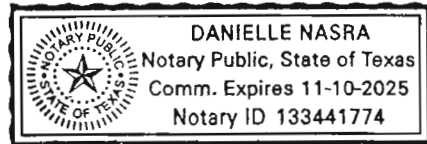
  
\_\_\_\_\_  
Jacob L. Richardson  
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON March 24, 2023, by Jacob L. Richardson.

  
\_\_\_\_\_  
Danielle Nasra  
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson, PLLC  
1750 W. Lake Houston Pkwy.  
Kingwood, Texas 77339



**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.

23-0027    NTS  
03/30/2023 04:11:03 PM    Total Fees: \$3.00

Lee Haidusek Chambers, County Clerk  
Liberty County, TX



**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:

3.398 Acres of land, more or less in the H. & T. C. R. R. Survey, No. 115, Abstract No. 266, Liberty County, Texas, described by metes and bounds as follows:

BEING 3.398 acres of land in the H. & T. C. R. R. SURVEY NO. 115, Abstract No. 266, Liberty County, Texas, Said tract being out of and a part of an 88.60 acre tract described in Deed dated March 26, 1956 from EDWIN F. HOHN and wife, IMOGENE O. HOHN to LUCIOUS L. SELF and wife, LILLIE J. SELF recorded in Volume 488, Page 571 of the Deed Records of Liberty County, Texas. Said 3.398 acres being more particularly described by metes and bounds as follows, to-wit:

To find the beginning corner of the tract of land herein described, begin at a ¾" Iron Rod on the North R.O.W. line of a public road in the East line of 5.00 acre tract described in Deed from LUCIOUS L. SELF to CARY L. ERMEL and wife, SARA L. ERMEL dated May 5, 1972, and recorded in Volume 676, Page 63, of the Deed Records of said County and State;

THENCE North 89 deg. 28' 10" East along and with said R. O. W. line 656.0 feet to a fence corner for THE SOUTHWEST and beginning corner of the tract of land herein described;

THENCE N. 1 deg. 52' 30" W. with a fence 460.28' for an intermediate corner of the tract of land herein described;

THENCE N. 1 deg. 08' 40" W. 487.07 ft. to a point for the N. W. corner of the tract of land herein described;

THENCE S. 89 deg. 41' 00" E. 107.0 ft. to a 5/8" I.R. for the N.E. corner of the tract of land herein described;

THENCE S. 0 deg. 19' 00" W. 944.77 ft. to a 5/8" I.R. on the North R.O.W. of said public road for the S. E. corner of the tract of land herein described;

THENCE S. 89 deg. 28' 10" W. along and with said R. O. W. 140.0 ft. to the place of beginning containing 3.398 acres of land, more or less.

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

Date: May 2, 2023

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 4:00 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 THOMAS AVALOS, JR. The deed of trust is dated December 29, 2020 and is recorded in the office of the County Clerk of Liberty County, Texas, under Clerk's File # 2020047121, 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 \$95,000.00, executed by THOMAS AVALOS, JR., and payable to JESSE J. HENRY AND WILLIE HENRY.

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 April 3, 2023.

By: Mike Fielder

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

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.

23-0029 NTS  
04/05/2023 01:29:23 PM Total Fees: \$3.00

- 3 -



Lee Haidusek Chambers, County Clerk  
Liberty County, TX

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

LIBERTY County

Deed of Trust Dated: November 5, 2020

Amount: \$175,000.00

Grantor(s): THOMAS EDWARD BERRY

Original Mortgagee: LHH DOUBLE INVESTMENT CO. LLC

Current Mortgagee: LHH DOUBLE INVESTMENT CO. LLC

Mortgagee Address: LHH DOUBLE INVESTMENT CO. LLC, P.O. BOX 161775, AUSTIN, TX 78716

Recording Information: Document No. 2020040504

Legal Description: SEE EXHIBIT A

23-0032

NTS

Total Pages: 2



Date of Sale: May 2, 2023 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LIBERTY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

REID RUPLE OR KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, KEATA SMITH, RON HARMON, MARGIE ALLEN, KYLE BARCLAY, STEPHANIE HERNANDEZ, TIFFANY BEGGS, OR CAROLYN CICCIO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said 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. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Anthony Alan Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2021-002210

Printed Name: Tommy Jackson

o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

Exhibit "A"

Lot Nos. One (1), Two (2), Three (3), Four (4), Five (5), Seven (7), Eight (8), Nine (9), Ten (10) in Block Five (5) of SPRINGER ADDITION, to the CITY OF CLEVELAND, Liberty County, Texas, according to the map or plat thereof recorded in Volume 96, Page 384 of the Deed Records of Liberty County, Texas. SAVE AND EXCEPT from Lot Nos. 7, 9 and 10, an 0.01359 acre tract described in Deed dated December 18, 1966, from Luther Lucas, et ux to State of Texas, recorded in Volume 508, Page 294, Deed Records of Liberty County, Texas. SAVE AND EXCEPT from Lot No. 8, an 0.00457 acre tract described in Deed dated January 8, 1960, from Luther Lucas, et ux, to State of Texas, recorded in Volume 508, Page 292 of the Deed Records of Liberty County, Texas.

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.

23-0032 NTS  
04/06/2023 10:37:35 AM Total Fees: \$3.00



*Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk  
Liberty County, TX