

at 12:47 FILED
o'clock P M

APR 08 2022

NOTICE OF TRUSTEE'S SALE

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

Date: April 8, 2022

Substitute Trustee: Lyle J. Rudolph

Substitute Trustee's Address: 800 Rockmead Drive, Suite 220, Kingwood, Texas 77339

Payee: Sundown Terra Corp.

Note: Real Estate Lien Note dated May 14, 2008, in the principle amount of \$62,389.00, from Robert Francis Gibbons and Leslie Gibbons to Sundown Terra Corporation.

Deed of Trust:

Date: May 14, 2008

Grantors: Robert Francis Gibbons and Leslie Gibbons

Beneficiary: Sundown Terra Corporation

Recording information:

Deed of Trust dated May 14, 2008, executed by Robert Francis Gibbons and Leslie Gibbons, recorded in Liberty County, Texas under File No. 2008008109, covering all that certain tract or parcel of land being 11 5535 acres, more or less, in the H & T C RR #149 Survey, A-232, Liberty County, Texas, said tract being further described below.

Property: All that certain tract or parcel of land being 11 5535 acres, more or less, in the H & T C RR #149 Survey, A-232, Liberty County, Texas, said tract being further described as follows

FIELD NOTES TO A 11 5535 ACRE TRACT OF LAND, BEING A PART OF AND OUT OF 224 67ACRE TRACT OF LAND, SITUATED IN THE H & T C RR SURVEY NUMBER 149, ABSTRACT NUMBER 232, LIBERTY COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 548 7 ACRE TRACT SITUATED IN THE H & T C RR. SURVEY NUMBER 150, ABSTRACT NUMBER 833, DESCRIBED IN A DEED FROM INTERNATIONAL PAPER REALTY CORPORATION TO COPPER STATION HOLDINGS, LLC, RECORDED IN LIBERTY COUNTY CLERK'S FILE NUMBER 2005-004984.

THE EAST LINE OF THE SAID H. & T. C. R.R. SURVERY NUMBER 150 ABSTRACT NUMBER 833, SAME BEING THE WEST LINE OF HUGH MEANS SURVEY, ABSTRACT NUMBER 98 WAS USED FOR THE CONTROL BEARING OF THIS SURVEY;

COMMENCING AT A FOUND 3 INCH x 3 INCH CONCRETE MONUMENT STAMPED "KIRBY" SOUTHEAST CORNER OF H. & T C R.R SURVEY NUMBER 149, ABSTRACT NUMBER 232, SAME BEING IN THE WEST LINE OF HUGH MEANS SURVEY, ABSTRACT NUMBER 98, BEING ON THE NORTH SIDE OF AN OLD ROAD, LIBERTY COUNTY, TEXAS,

THENCE SOUTH 87 DEG 48' 18" WEST, A DISTANCE OF 904.3051 FEET, FOUND A 1/2

INCH CAPPED IRON ROD, MARKED GHSHIPMAN 1777,

THENCE NORTH 09 DEG 54'05" EAST, A DISTANCE OF 312 282 FEET, SET A ½ INCH CAPPED IRON ROD, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE POINT OF BEGINNING,

THENCE SOUGH 87 DEG 48'44" WEST, FOLLOWING AND RUNNING PARALLEL TO THE NORTH LINE AND SEVERING SAID 224 67, ACRE TRACT OF LAND, BEING OUT OF AND A PART OF THAT CERTAIN 548 7 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM INTERNATIONAL PAPER REALTY CORPORATION TO COPPER STATION HOLDING, LLC. RECORDED IN LIBERTY COUNTY CLERK'S FILE NUMBER 2005-004984, SET A ½ INCH CAPPED IRON ROD MARKED GHSHIPMAN 1777, A DISTANCE OF 2,004 789 FEET, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE EAST MARGIN OF SAID COUNTY ROAD 3011 (CALLED RICE ROAD),

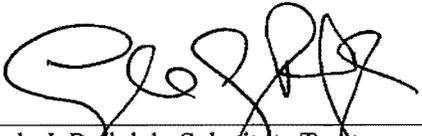
THENCE NORTH 10 DEG. 42'57" EAST, 257 77 FEET SET A ½ INCH CAPPED IRON ROD MARKED GHSHIPMAN 1777, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 3011 (CALLED RICE ROAD),

THENCE NORTH 87 DEG. 48'44" EAST, FOLLOWING AND RUNNING PARALLEL TO THE NORTH LINE OF SAID 224 67 ACRE TRACT OF LAND, BEING A PART OF A 548 7 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM INTERNATIONAL PAPER REALTY CORPORATION TO COPPER STATION HOLDING, LLC, RECORDED IN LIBERTY COUNTY CLERK'S FILE NUMBER 2005-004984, FOR A DISTANCE OF 1,997 934 FEET, BEING IN THE SOUTH LINE OF AN 30 FOOT EXISTING ROAD WAY, SET A ½ INCH CAPPED IRON ROD MARKED GHSHIPMAN 1777, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE SOUTH 09 DEG 54'05" WEST, A DISTANCE OF 256 970 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11 5535 ACRES OF LAND

County: Liberty County
Date of Sale: May 3, 2022
Time of Sale: 10:00 a.m.
Place of Sale: The south side door of the Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575 or as designated by the County Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Lyle J. Rudolph is the Substitute Trustee under the Deed of Trust recorded in Real Property Records, Liberty County, Texas. The Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. 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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Lyle J. Rudolph, Substitute Trustee

Q110 FILED
o'clock

APR 11 2022

22TX373-0415
369 COUNTY ROAD 2237, CLEVELAND, TX 77327

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY: *[Signature]*

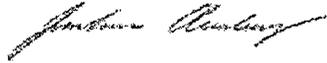
NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:

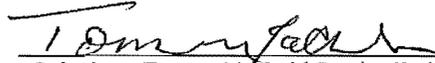
SEE EXHIBIT A
- Security Instrument: Deed of Trust dated January 24, 2018 and recorded on January 30, 2018 as Instrument Number 2018002084 in the real property records of LIBERTY County, Texas, which contains a power of sale.
- Sale Information: May 03, 2022, at 11:00 AM, or not later than three hours thereafter, at the front steps of the south side of the Liberty County Courthouse located at 1923 Sam Houston Street, Liberty, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by TIFFANY MUNK AND BRENT PARKER secures the repayment of a Note dated January 24, 2018 in the amount of \$183,870.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



Miller, George & Suggs, PLLC
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s) Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Ojan, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith, Margie Allen, Kyle Barclay, Carolyn Ciccio and Auction.com employees, including but not limited to those listed herein
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 11 day of April, 2022 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIBERTY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A

All that certain tract lot or parcel of land, a part of the M. Donahoe Survey, A-25, Liberty County, Texas, and also being all of that certain called 1.00 acre tract of land that is described in a Deed from Marie King Yates to Inez Martinez that is Recorded in Volume 1049 Page 695 of the Deed Records of Liberty County, Texas, and being more completely described as follows, to-wit:

Beginning at a 1/2 Inch Iron Pipe found for corner at the N.E.C. of said tract, a 1 Inch Iron Pipe at the N.E.C. of a called 6.185 acres (Vol. 759 Pg. 398) bears South 89 degrees 27 minutes East 230.41 feet;

Thence South 03 Degrees 41 Minutes 23 Seconds East, along the E.B.L. of said tract and the W.B.L. of a called 2.00 acres (Vol. 1666 Pg. 675) for a distance of 373.70 feet to a 1/2 Inch Iron Rod found for corner (1/2 IRF bears South 83 degrees 34 minutes 44 seconds West, 13.73 feet);

Thence North 89 Degrees 33 Minutes 34 Seconds West, along the S.B.L. of said tract and the N.B.L. of a County Road for a distance of 151.36 feet to a 1/2 Inch Iron Rod set for corner (1/2 Inch Iron Rod found bears South 86 degrees 33 minutes 26 seconds West, 8.68 feet);

Thence North 07 Degrees 01 Minutes 53 Seconds East, along the W.B.L. of said tract and the E.B.L. of an unknown tract for a distance of 375.37 feet to a 1/2 Inch Iron Rod set for corner at the N.W.C. of said tract;

Thence South 89 Degrees 27 Minutes 00 Seconds East, along the N.B.L. of said tract for a distance of 81.36 feet to the place of beginning containing 0.9959 Acres, more or less.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Paulette Williams



Paulette Williams, County Clerk
Liberty County, Texas

January 30, 2018 02:38:28 PM

FEE: \$88.00 MCESSNA
DTRUST

2018002084

Notice of Foreclosure Sale

April 8, 2022

at 11:25 FILED
o'clock A M

APR 11 2022

LEE M. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY: [Signature] DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: September 28, 2020

Grantor: Ardian Lopez Leyva and Sandra Rivera

Trustee: Michael S. Holmes

Lender: Quest Trust Company FBO Toy Haley IRA 33193-11

Recorded in: Clerk's File No. 2020035307 of the real property records of Liberty County, Texas (2nd Lien)

Legal Description: See attached Exhibit A

Secures: Promissory Note ("Note") in the original principal amount of \$35,000.00, executed by Ardian Lopez Leyva and Sandra Rivera ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 3, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place: The South side door of the Liberty County Courthouse, 1923 Sam Houston St., Liberty, Texas 77575 or as designated by the County Commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Quest Trust Company FBO Toy Haley IRA 33193-11's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the 2nd Lien Deed of Trust. Because of that default, Quest Trust Company FBO Toy Haley IRA 33193-11, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Quest Trust Company FBO Toy Haley IRA 33193-11's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Quest Trust Company FBO Toy Haley IRA 33193-11's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

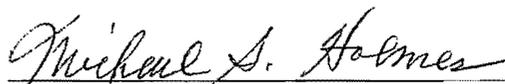
If Quest Trust Company FBO Toy Haley IRA 33193-11 passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Quest Trust Company FBO Toy Haley IRA 33193-11. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.



Michael S. Holmes
9708 Hillcroft St.
Houston, Texas 77096
Telephone (713) 723-6500
Telecopier (713) 728-0084

Exhibit A

8.002 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE HUGH MEANS SURVEY, ABSTRACT NUMBER 78, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 465.0860 ACRE TRACT OF LAND CONVEYED TO MARTIN CRUZ BY PROVIDENCE TIMBERLANDS, LTD, IN DEED DATED SEPTEMBER 24, 2013, RECORDED IN COUNTY CLERK'S FILE NO. 2013014551 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. THIS 8.002 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS, TO-WIT:

NOTE: BEARINGS ARE BASED ON GRID BEARINGS, NAD 83, CENTRAL ZONE, AND ALL DISTANCES ARE SURFACE.

BEGINNING AT A ½ INCH IRON ROD SET FOR THE EAST CORNER OF THIS TRACT OF LAND, THE NORTH CORNER OF LOT 12, THE POINT OF TERMINUS OF EASEMENT 2, THE POINT OF BEGINNING OF EASEMENT 3, IN THE EAST LINE OF SAID 465.0860 ACRES, AND IN THE WEST LINE OF THE RESIDUE OF 3032.7 ACRES, CALLED TRACT 1, CONVEYED TO PROVIDENCE TIMBERLANDS, LTD, BY SOUTHLAND TIMBERLANDS V, LP, IN DEED DATED SEPTEMBER 29, 2003, RECORDED IN COUNTY CLERK'S FILE NO. 2003015092, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS;

THENCE SOUTH 35° 25' 39" WEST WITH THE SOUTHEAST LINE OF THIS TRACT OF LAND, THE NORTHWEST LINE OF SAID LOT 12, AND THE CENTER LINE OF SAID EASEMENT 3, A DISTANCE OF 77.7 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND, A CORNER OF SAID EASEMENT 3, AND AN INTERIOR CORNER OF SAID LOT 12;

THENCE SOUTH 43° 16' 24" WEST WITH THE SOUTHEAST LINE OF THIS TRACT OF LAND, THE NORTHWEST LINE OF SAID LOT 12, AND THE CENTER LINE OF SAID EASEMENT 3, A DISTANCE OF 310.91 FEET TO A POINT FOR THE SOUTH CORNER OF THIS TRACT OF LAND, AN EXTERIOR CORNER OF SAID LOT 12, AND IN THE CENTER LINE OF SAID EASEMENT 3;

THENCE NORTH 64° 49' 15" WEST WITH A SOUTHWEST LINE OF THIS TRACT OF LAND, AT A DISTANCE 31.22 FEET SET A ½ INCH IRON ROD IN THE NORTHWEST LINE OF SAID EASEMENT 3, CONTINUING A TOTAL DISTANCE OF 391.95 FEET TO A ½ INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 78° 23' 14" WEST WITH THE SOUTHWEST LINE OF THIS TRACT OF LAND, A DISTANCE OF 507.74 FEET TO A 1/2 INCH IRON ROD SET FOR THE WEST CORNER OF THIS TRACT OF LAND, AND AN EXTERIOR CORNER OF LOT 10;

THENCE NORTH 65° 17' 19" EAST WITH THE NORTHWEST LINE OF THIS TRACT OF LAND, AND THE SOUTHEAST LINE OF SAID LOT 10, AT A DISTANCE OF 922.46 FEET, SET A ½ INCH IRON ROD IN THE WEST LINE OF SAID EASEMENT 2, CONTINUING AT TOTAL DISTANCE OF 952.77 FEET TO A POINT FOR THE NORTH CORNER OF THIS TRACT, THE EAST CORNER OF SAID LOT 10, IN THE EAST LINE OF SAID EASEMENT 2, IN THE EAST LINE OF SAID 465.0860 ACRE TRACT, AND IN THE WEST LINE OF THE SAID RESIDUE OF TRACT 1;

THENCE SOUTH 32° 57' 14" EAST WITH THE NORTHEAST LINE OF THIS TRACT, THE EAST OR NORTHEAST LINE OF SAID EASEMENT 2, AND THE EAST LINE OF SAID 465.0860 ACRE TRACT, AND THE WEST LINE OF THE RESIDUE OF SAID TRACT 1, A DISTANCE OF 449.91 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THE SAID BOUNDARIES, 8.002 ACRES OF LAND, WITH 0.5669 OF AN ACRE IN EASEMENT 2, LEAVING 7.435 ACRES NET, MORE OR LESS.

TRACT 1:

FIELD NOTES OF THE CENTER LINE OF A 30 FOOT ROADWAY EASEMENT AGREEMENT BETWEEN PROVIDENCE TIMBERLANDS, LTD, AND MARTIN CRUZ IN DEED DATED SEPTEMBER 25, 2013, RECORDED IN CLERK'S FILE NO. 2013014553 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THE RESIDUE OF TRACT 1, CALLED 3032.7 ACRES CONVEYED TO PROVIDENCE TIMBERLANDS, LTD, BY SOUTHLAND TIMBERLANDS V, LP, IN DEED DATED SEPTEMBER 29, 2003, RECORDED IN CLERK'S FILE NO. 2003015092 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, AND A CALLED 465.08600 ACRE TRACT OF LAND CONVEYED TO MARTIN CRUZ BY PROVIDENCE TIMBERLANDS, LTD, IN DEED DATED SEPTEMBER 24, 2013, RECORDED IN CLERK'S FILE NO. 2013014551 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SITUATED IN THE HUGH MEANS SURVEY, ABSTRACT NUMBER 78, LIBERTY COUNTY, TEXAS. THIS CENTER LINE IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

NOTE: BEARINGS ARE BASED ON GRID BEARINGS, NAD 83, CENTRAL ZONE, ALL DISTANCES ARE SURFACE.

BEGINNING AT A POINT FOR THE CENTER LINE OF THIS EASEMENT, THE NORTHWEST CORNER OF SAID 465.0860 ACRES, THE SOUTHWEST CORNER OF SAID RESIDUE OF TRACT 1, AND IN THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 321, RIGHT OF WAY WIDTH IS 100 FEET. FROM THIS POINT A 3/8 INCH IRON ROD FOUND FOR THE CALLED NORTHWEST CORNER OF SAID 465.0860 ACRE TRACT BEARS SOUTH 59° 17' 38" WEST, A DISTANCE OF 3.34 FEET;

THENCE IN A NORTHEASTERLY AND SOUTHEASTERLY DIRECTION WITH THE CENTER LINE OF THIS EASEMENT, THE NORTH AND EAST LINES OF SAID 465.0860 ACRE TRACT, AND THE SOUTH AND WEST LINE OF THE SAID RESIDUE OF TRACT 1, THE FOLLOWING COURSES TO A 3/8 INCH IRON ROD FOUND; NORTH 59° 17' 38" EAST, A DISTANCE OF 2238.37 FEET; NORTH 53° 29' 04" EAST, A DISTANCE OF 1644.09 FEET; NORTH 54° 55' 19" EAST, A DISTANCE OF 553.69 FEET; NORTH 52° 24' 08" EAST, A DISTANCE OF 1362.60 FEET TO THE NORTH CORNER OF SAID 465.0860 ACRE TRACT AND AN INTERIOR CORNER OF SAID RESIDUE OF TRACT 1; SOUTH 33° 39' 43" EAST, A DISTANCE OF 366.22 FEET; SOUTH 44° 45' 14" EAST, A DISTANCE OF 142.91 FEET;

THENCE SOUTH 20° 12' 52" EAST, A DISTANCE OF 155.00 FEET TO A FOUND 3/8 INCH IRON ROD FOR THE PLACE OF TERMINUS OF THIS EASEMENT, AND THE POINT OF BEGINNING OF A 30 FOOT AND 60 FOOT ACCESS EASEMENT, CALLED EASEMENT 2.

TRACT 2:

FIELD NOTES OF THE EAST OR NORTHEAST LINE OF A 30 FOOT ACCESS EASEMENT AND THE CENTER LINE OF A 50 FOOT ACCESS EASEMENT OUT OF AND A PART OF A CALLED 465.0860 ACRE TRACT OF LAND CONVEYED TO MARTIN CRUZ BY PROVIDENCE TIMBERLANDS, LTD., IN A DEED DATED SEPTEMBER 24, 2013, RECORDED IN CLERK'S FILE NO. 2013014551 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SITUATED IN THE HUGH MEANS SURVEY, ABSTRACT NUMBER 78, LIBERTY COUNTY, TEXAS. THE EAST LINE OF THIS 30 FOOT EASEMENT AND THE CENTER LINE OF THIS 60 FOOT EASEMENT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

NOTE: BEARINGS ARE BASED ON GRID BEARINGS, NAD 83, CENTRAL ZONE, ALL DISTANCES ARE SURFACE.

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS EASEMENT AND THE POINT OF TERMINUS FOR EASEMENT 1, IN THE EAST LINE OF SAID 465.0860 ACRE

TRACT, IN THE WEST LINE OF THE RESIDUE OF TRACT 1, CALLED 3032.7 ACRES, CONVEYED TO PROVIDENCE TIMBERLANDS, LTD BY SOUTHLAND TIMBERLANDS V, LP, IN DEED DATED SEPTEMBER 29, 2003, RECORDED IN CLERK'S FILE NO. 2003015092 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS;

THENCE SOUTH 32° 57' 14" EAST, WITH THE EAST LINE OF THIS EASEMENT, AND THE EAST LINE OF SAID 465.0860 ACRE TRACT AND THE WEST LINE OF SAID RESIDUE OF TRACT 1, A DISTANCE OF 1718.39 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS 30 FOOT EASEMENT;

THENCE IN A SOUTHWESTERLY DIRECTION WITH THE CENTER LINE OF SAID 60 FOOT ACCESS EASEMENT, THE FOLLOWING COURSES TO POINTS:

SOUTH 35° 25' 39" WEST, A DISTANCE OF 77.77 FEET;

SOUTH 43° 16' 24" WEST, A DISTANCE OF 310.91 FEET;

SOUTH 41° 14' 15" WEST, A DISTANCE OF 132.70 FEET;

SOUTH 39° 06' 48" WEST, A DISTANCE OF 318.21 FEET;

SOUTH 41° 29' 59" WEST, A DISTANCE OF 238.84 FEET;

SOUTH 39° 50' 45" WEST, A DISTANCE OF 190.48 FEET;

THENCE SOUTH 37° 43' 54" WEST, A DISTANCE OF 204.27 FEET TO THE POINT OF TERMINUS OF THIS EASEMENT, IN THE EAST OR NORTHEAST LINE OF 81.16 ACRES, FROM THIS POINT A ½ INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 81.16 ACRES, BEARS NORTH 59° 07' 15" WEST, A DISTANCE OF 9.65 FEET.

APR 12 2022

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LESLIE CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY: [Signature] DEPUTY

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

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 on 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 military service to the sender of this notice immediately.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 22, 2019, Jerry Lynn Crowder a/k/a Jerry L. Crowder and Fabatha Crowder conveyed to Tim Williams, as Trustee, the property situated in Liberty County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a 2010 CAVCO Industries, Inc. "TX 5632CHA" manufactured home, 32' x 56', Serial Numbers CAVTX15102134A and CAVTX15102134B, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

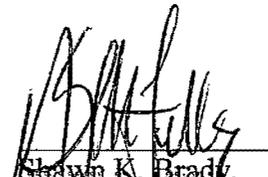
To secure that certain Note executed by Jerry Lynn Crowder a/k/a Jerry L. Crowder and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust electronically recorded on February 26, 2019 under Document/Instrument No. 2019004601 in the Official Public Records of Liberty County, Texas (hereinafter "Deed of Trust"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 3rd day of May, 2022, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the front steps of on the south side of the Liberty County Courthouse, 1923 Sam Houston, Liberty, Liberty County, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 12th day of April, 2022.


Shawn K. Brady,
Shelly Godwin,
Leslie Wren, and/or
Kevin Fuller, any to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6136 Frisco Square Blvd., Suite 400
Frisco, Texas 75034
(469) 287-5484 Telephone

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

EXHIBIT "A"

Field notes describing 2.46 acres, more or less, being out of a Called 48.129 acre tract (Lot 7) in the Lefron-Gedraf League, Abstract 38, Liberty County, Texas. Said 48.129 acre tract is more particularly described in a deed to Jack Burnett, Sr. and Jessica Burnett and recorded in Volume 2004, Page 18700 of the Official Public Records of Liberty County, Texas.

NOTE: All of the horizontal control is referred to the Texas State Plane Coordinate System, Lambert Projection Central Zone, NAD 27 Datum. All bearings, distances and acreages are grid. The theta correction at a 3/4 inch iron rod found at the most northerly ell corner of said 48.129 acre tract is $+02^{\circ}55'11''$ and the scale factor is 0.999964844. Said 3/4 inch iron rod found has a coordinate value of $Y = 261,324.19$ and $X = 3,788,928.70$.

BEGINNING at said 3/4 inch iron rod found at the most northerly ell corner of said 48.129 acre tract and the southwest corner of a Called 11.42 acre tract (Lot 6).

THENCE $N 87^{\circ}24'07'' E$ (S 8835' W) along and with the most easterly north line of said 48.129 acre tract and the south line of said 11.42 acre tract for a distance of 593.56 feet (594.00 feet) to a 3/4 inch iron rod found in the north edge of County Road 2074.

THENCE $S 55^{\circ}54'13'' W$ ($N 57^{\circ}55' E$) along and with the most easterly south line of said 48.129 acre tract and the north edge of said County Road 2074 for a distance of 691.03 feet (692.13 feet) to a 3/4 inch iron pipe found at the most southerly ell corner of said 48.129 acre tract.

THENCE $N 03^{\circ}21'07'' W$ over and across said 48.129 acre tract a distance of 361.08 feet to the Point of Beginning, containing 2.46 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

Notice of Foreclosure Sale

April 12, 2022

FILED
at 1:12 o'clock P M

APR 12 2022

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

Homestead Lien Contract and Deed of Trust ("Deed of Trust"):

Dated: October 22, 2007

Grantor: Albert Lindsay Delaney and Jerre Lynn McCarty Delaney

Trustee: A.J. Hartel III

Substitute Trustee: Christina Varela Chrisco

Lender: The First Liberty National Bank

Recorded in: 2007014823 of the real property records of Liberty County, Texas, being modified and extended under Agreement recorded in 2017017985 of the real property records of Liberty County, Texas and modified and extended under Agreement recorded in 2020012315 of the real property records of Liberty County, Texas and modified and extended under Agreement recorded in 2021018945 of the real property records of Liberty County, Texas.

Legal Description: Being two tracts in the Julius Gilchrist Survey, Abstract No. 200, Liberty County, Texas as described in Exhibit "A" attached.

Secures: Home Equity Adjustable Rate Note ("Note") in the original principal amount of \$99,999.00, executed by Albert Lindsay Delaney and Jerre Lynn McCarty Delaney ("Borrower") and payable to the order of Lender

Modifications and Renewals: Modification and Extension Agreements dated September 19, 2017, April 24, 2020 and April 2, 2021 (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Foreclosure Sale:

Date: Tuesday, May 3, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: **1923 Sam Houston St., Liberty, Texas 77575, southside steps of the courthouse**

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that The First Liberty National Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, The First Liberty National Bank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The First Liberty National Bank filed an application requesting the foreclosure of the Note. On April 6, 2022, the County Court at Law No. 2 of Liberty County, Texas entered an Order Granting Rule 736 Application for Foreclosure of Home Equity Lien.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of The First Liberty National Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The First Liberty National Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If The First Liberty National Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by The First Liberty National Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

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.

STRATTON & CHRISCO
P.O. Box 230
609 Travis Street
Liberty, TX 77575
Tel: (936) 336-5766
Fax: (936) 336-5768

By: Christina Varela Chrisco

CHRISTINA VARELA CHRISCO
State Bar No. 24091390
cvc@slfliberty.com

Attorney for The First Liberty National Bank

EXHIBIT "A"

TRACT 1:

BEING 1.16 ACRES OF LAND IN AND OUT OF THAT CERTAIN 320 ACRES TRACT "NO. ONE" IN THE JULIAN GILCHRIST SURVEY, ABSTRACT 200, LIBERTY COUNTY, TEXAS, SAID TRACT "NO. ONE" BEING A PART OF THAT SAME LAND CONVEYED TO H. C. MCCARTY, JR. AND WIFE GERALDINE BY DEED DATED THE 24th DAY OF NOVEMBER, 1961 AND RECORDED IN VOLUME 533, PAGE 612 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAID 1.16 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS, TO-WIT:

COMMENCING at a 1-1/4" iron pipe in the North line of said Julian Gilchrist Survey as set by R. E. Partlow and described in Deed of Record in Volume 345, Page 460 of the Deed Records of Liberty County, Texas, THENCE: E88°22'45"E along the South line of the E. Coleman and the North line of J. Gilchrist; at 458.81 Feet found a 3/4" iron rod in the West right of way line of F. M. Highway 1011 and at 502.02 Feet set a 1/2" iron rod in the East right of way line of said F. M. Highway and at a total distance of 1628.64 Feet set a 1/2" iron rod for the Northwest corner and POINT OF BEGINNING of said 1.16 acre tract herein described.

THENCE: E 88°22'45" E along the North line of said Gilchrist Survey (same being the North Line of 1.16 acre tract herein described) for a distance of 283.43 Feet to a 1/2" iron rod set for the Northeast corner of said 1.16 acre tract herein described.

THENCE: E 08°45'32" N along the East line of said 1.16 acre tract herein described for a distance of 201.15 Feet to a 1/2" iron rod set for the Southeast corner of said 1.16 acre tract herein described.

THENCE: N 88°22'45" W along the South line of said 1.16 acre tract of land herein described for a distance of 241.68 Feet to a 1/2" iron rod set for the Southwest corner of said 1.16 acre tract herein described.

THENCE: N 00°07'15" E along the West line of said 1.16 acre tract herein described for a distance of 200.00 Feet to the POINT OF BEGINNING and containing 1.16 acres of land.

TRACT 2:

A 1.0 acre tract of land situated in the Julian Gilchrist Survey, Abstract No. 200, Liberty County, Texas, and being out of and a part of the residue of Tract One, called 320 acres, conveyed to H. C. McCarty, Jr., et ux, by Hubert Taylor, Jr., et ux, by deed dated November 24, 1961, and recorded in Volume 533, Page 612 of the Deed Records of Liberty County, Texas. This 1.0 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE NORTH LINE OF A 1.16 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1647, PAGE 455, AND NORTH LINE OF ANOTHER 1.16 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1712, PAGE 92, BOTH OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

BEGINNING at a 5/8ths inch iron rod found for the Northwest corner of this tract of land, the Northeast corner of a 1.16 acre tract of land

EXHIBIT "A"

conveyed to Jerry Lynn Peterson by H. C. McCarty, Jr., et ux, by deed dated December 8, 1993, recorded in Volume 1447, Page 433 of the Official Public Records of Liberty County, Texas, in the South line of the 8.47 acres called First Tract conveyed to Jerry Wayne Thompson, et ux, by Roger A. Smith, et ux, by deed dated January 11, 1974, in Volume 816, Page 273 of the Deed Records of Liberty County, Texas, in the North line of the Julius Gilchrist Survey and in the South line of the Rebecca Coleman Survey, Abstract No. 156, Liberty County, Texas;

THENCE South 89° 22' 45" East with the North line of this tract of land, the South line of said called 8.47 acre tract of land, the North line of said Julius Gilchrist Survey and the South line of said Coleman survey, a distance of 206.80 feet to a 1/2 inch iron rod with cap set for the Northeast corner of this tract of land;

THENCE South 00° 37' 15" West with the East line of this tract of land a distance of 200.18 feet to a 1/2 inch iron rod with cap set for the Southeast corner of this tract of land;

THENCE North 89° 22' 45" West with the South line of this tract of land a distance of 228.48 feet to a 5/8ths inch iron rod found for the Southwest corner of this tract of land and the Southeast corner of said Peterson 1.16 acre tract of land;

THENCE North 06° 46' 46" East with the West line of this tract of land and the East line of said Peterson 1.16 acre tract of land a distance of 201.34 feet to the PLACE OF BEGINNING, containing within said boundaries 1.0 acre of land.

at 3:00 P.M.

APR 17 2022

NOTICE OF SUBSTITUTE TRUSTEE SALE

LEE HADUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
DEPUTY CLERK



"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 117, Block 4, Southern Crossing, Section 6, Liberty County, Texas, a subdivision of 127.45 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2017001877 and situated in the Michael 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 2020037420 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 3, 2022

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

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

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$50,157.36.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or 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 \$48,900.00, executed by Donna Marie Cooper 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: April 5, 2022

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

POSTING AND FILING AFFIDAVIT FOR REPRESENTATIVE OF SUBSTITUTE TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

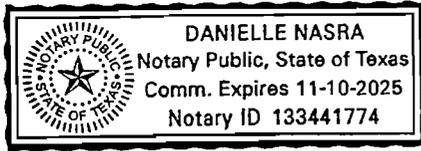
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated September 21, 2020, executed by Donna Marie Cooper to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2020037420 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on April 5, 2022 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 April 5, 2022 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

at 3:00 P.M. FILED

APR 11 2022
LEE HADJUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY TEXAS



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 91, Block 4, Southern Crossing, Section 5, Liberty County, Texas, a Subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 201505658 and situated in the John Cole Survey, Abstract No. 158, Liberty County, Texas.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2021033066 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 3, 2022

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

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

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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 \$86,394.32.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or 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 \$77,900.00, executed by Labridgetta Tate payable to the order of Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

7. 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 Trustee to act under and by virtue of said Deed of Trust.

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: April 5, 2022

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

POSTING AND FILING AFFIDAVIT FOR REPRESENTATIVE OF TRUSTEE

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

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

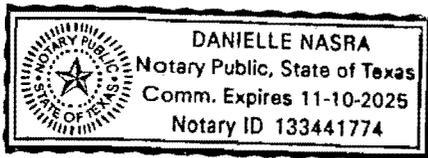
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“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 July 30, 2021, executed by Labridgetta Tate to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021033066 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on April 5, 2022 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 April 5, 2022 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

at 3:00 P.M.

APR 17 2022

NOTICE OF TRUSTEE SALE

LEE HADUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, 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."

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

Lot 150, Block 4, Southern Crossing, Section 6, Liberty County, Texas, a Subdivision of 127.45 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2017001877 and situated in the Michael 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 2021026019 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 3, 2022

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

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

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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 \$75,674.36.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or 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 Juan Sebastian Baez and Francis S. Gomez Almaraz 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 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 Trustee to act under and by virtue of said Deed of Trust.

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: April 5, 2022

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

POSTING AND FILING AFFIDAVIT FOR REPRESENTATIVE OF TRUSTEE

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

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

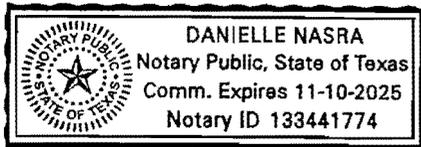
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“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 Juan Sebastian Baez and Francis S. Gomez Almarazto Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021026019 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on April 5, 2022 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 April 5, 2022 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

at 3:00 P.M.

APR 17 2022

LEE MADUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
DEPUTY CLERK



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 42, Block 1, Southern Crossing, Section 6, Liberty County, Texas, a Subdivision of 127.45 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2017001877 and situated in the Michael 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 2021035591 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 3, 2022

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

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

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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 \$80,845.28.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

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 \$73,900.00, executed by Bianca Chanelle Bennett 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 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 Trustee to act under and by virtue of said Deed of Trust.

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: April 5, 2022

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

POSTING AND FILING AFFIDAVIT FOR REPRESENTATIVE OF TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

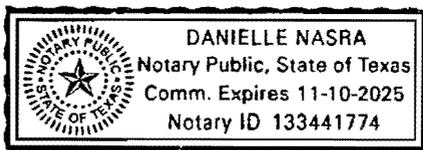
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

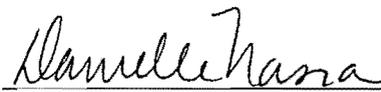
“Under the direction and at the request of Jacob L. Richardson, the Trustee appointed to enforce the power of sale contained in the deed of trust dated August 20, 2021, executed by Bianca Chanelle Bennett to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021035591 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on April 5, 2022 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 April 5, 2022 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

NOTICE OF TRUSTEE SALE

APR 11 2022
LEE HADISEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY 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."

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

Lot 41, Block 1, Southern Crossing, Section 6, Liberty County, Texas, a Subdivision of 127.45 acres out of a called 183.82 acre tract 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 2021041570 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 3, 2022

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

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

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing 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 \$84,674.19.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

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 \$79,500.00, executed by Pierre Obrien Tate 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 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 Trustee to act under and by virtue of said Deed of Trust.

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: April 5, 2022

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

POSTING AND FILING AFFIDAVIT FOR REPRESENTATIVE OF TRUSTEE

STATE OF TEXAS

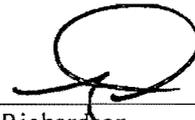
§
§
§

COUNTY OF HARRIS

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

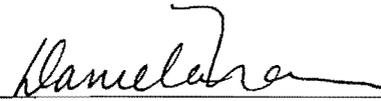
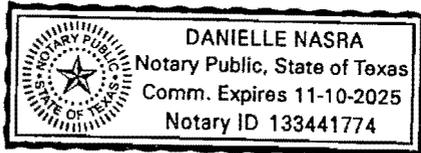
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“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 September 24, 2021, executed by Pierre Obrien Tate to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021041570 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on April 5, 2022 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 April 5, 2022 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

FILED
at 3 : 00 P. M.

APR 11 2022

NOTICE OF SUBSTITUTE TRUSTEE SALE

LEE HAIJUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
DEPUTY CLERK



"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 service to the sender of this notice immediately."

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

Lot 47, Block 3, Southern Crossing Section 5, a Subdivision of 56.37 acres out of a called 183.82 acre tract recorded in Liberty County Clerk's File No. 201505658 and situated in the John Cole Survey, Abstract No. 158, Liberty County, Texas.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2018025235 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 3, 2022

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

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

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee-under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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 \$44,547.04.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or 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 \$43,050.00, executed by Silvestre Castillo payable to the order of Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

7. *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: April 5, 2022

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

POSTING AND FILING AFFIDAVIT FOR REPRESENTATIVE OF SUBSTITUTE TRUSTEE

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

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

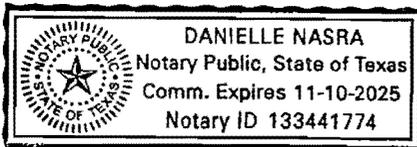
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated November 14, 2018, executed by Silvestre Castillo to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2018025235 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on April 5, 2022 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 April 5, 2022 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

FILED

at 3:00 P.M.

APR 1 2022

NOTICE OF SUBSTITUTE TRUSTEE SALE

LEE HAIDUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
DEPUTY CLERK



"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 51, Block 1, Southern Crossing, Section 6, Liberty County, Texas, a Subdivision of 127.45 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2017001877 and situated in the Michael 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 2021013647 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 3, 2022

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

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

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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 \$64,750.30.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or 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 \$60,000.00, executed by Miguel Angel Saavedra-Canchola 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.

8. 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: April 5, 2022

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

POSTING AND FILING AFFIDAVIT FOR REPRESENTATIVE OF SUBSTITUTE TRUSTEE

STATE OF TEXAS

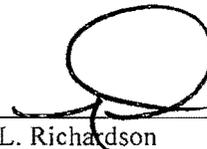
§
§
§

COUNTY OF HARRIS

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

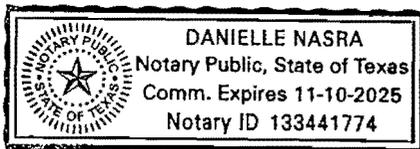
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated February 24, 2021, executed by Miguel Angel Saavedra-Canchola to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2021013647 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on April 5, 2022 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 April 5, 2022 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

APR 12 2022

Notice of Foreclosure Sale

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

1. *Property to Be Sold:* Lot Fifty-Four (54), Block Twelve (12), of Harvest Acres Subdivision, Section 1, in Lot Fifty-Four (54), Block Twelve (12), of Harvest Acres Subdivision, Section 1, in Montgomery and Liberty Counties, Texas, and being out of the Hosiah Blackman Survey, A-80, in Montgomery County, Texas, and A-135 in Liberty County, Texas, as imposed on Plats of re-subdivision of Lots 5,10,11 W1/2 of 12, W1/2 of 70, 71,72 and 61 Through 65 and E1/2 of 66, recorded in Volume 7, Page 337 of the Map Records of Montgomery County, Texas and Volume 6, Page 7 of Map Records of Liberty County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded under Clerk's Document No. 2021053708 of the Real Property Records of Montgomery 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 3, 2022

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: The sale will take place in the Montgomery County Courthouse in Conroe, Texas, 501 North Thompson, Commissioner's Court Room (4th Floor) Conroe, Texas, or at the place that may be designated on the Date of Sale as the place for conducting such sale.

If the beneficiary postpones, withdraws, or reschedules the sale for another day, 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. 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 Deed of Trust 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. 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 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 substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any 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 executed by Alexander Simmons & Angelica Flores.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the Note in the original principal amount of \$74,710.18 dated April 20, 2021 executed by Alexander Simmons & Angelica Flores payable to the order of Prime Folio, LLC. Prime Folio, 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.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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

Dated: April 12, 2022



**James W. King, Patricia Poston, David Poston,
Nick Poston, Chris Garvin, Martha Vance
Substitute Trustee
6420 Wellington Place
Beaumont, Texas 77706
(409) 860-9000 – Telephone
(409) 860-9199 – Facsimile
Email: jwk@offerbanking.com**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF LIBERTY)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated AUGUST 3, 2018, ROSAY RAMIREZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

Being TRACT NO. 1, Block 7 Out of FIFTY-NINE ESTATES, Phase 1, being 1.5700 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 150 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$63,050.00 executed by ROSAY RAMIREZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2018020135, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

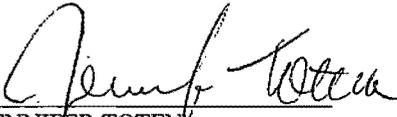
WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 3RD day of MAY, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE.

of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MARCH 7, 2022.



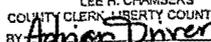
JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

FILED
at 2:00 o'clock P M

APR 08 2022

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF LIBERTY)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated AUGUST 3, 2018, OSNIEL RODRIGUEZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

Being TRACT NO. 1, Block 7 Out of FIFTY-NINE ESTATES, Phase 1, being 1.5700 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 150 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$63,050.00 executed by OSNIEL RODRIGUEZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2018020135, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

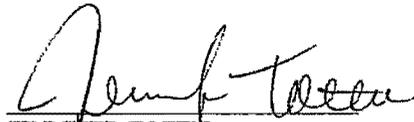
WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 3RD day of MAY, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE.

of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MARCH 7, 2022.


JENNIFER TOTEN

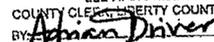
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

FILED
at 2:20 o'clock P M

APR 08 2022

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF LIBERTY)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 2, 2020, ISSIA MAYELA BLANCO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

Being TRACT NO. 7, Block 6 Out of FIFTY-NINE ESTATES, Phase ONE, being 1.7300 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 150 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$20,000.00 executed by ISSIA MAYELA BLANCO and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2020040646, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 3RD day of MAY, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE. of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MARCH 7, 2022.


JENNIFER TOTEN
Substitute Trustee

AFTER RECORDING RETURN TO:
5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

FILED
at 2:20 o'clock P M

APR 08 2022

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF LIBERTY)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated NOVEMBER 10, 2020, ALBERTA AGUILAR MARTINEZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

Being TRACT NO. 6, Block 1 Out of FIFTY-NINE ESTATES, Phase ONE, being 1.500 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 150 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$74,000.00 executed by ALBERTA AGUILAR MARTINEZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2020046970, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

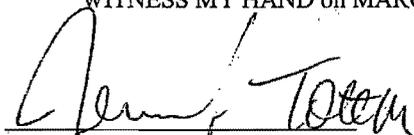
WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 3RD day of MAY, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE.

of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MARCH 7, 2022.



JENNIFER TOTEN

Substitute Trustee

FILED
at 2:20 o'clock P M

APR 08 2022

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

AFTER RECORDING RETURN TO:
5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864