

Notice of Trustee's Sale

Date: March 26, 2021

Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated June 16, 2019 in the amount of \$39,800.00

Deed of Trust

Date: June 16, 2019

Grantor: Angel Yoshue Coss Chavez

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded July 17, 2019, under Clerk's File No. 2019017930,
Official Records of Liberty County, Texas.

Property: Lot 15, Block 2, Villa Nueva Subdivision, Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County, Texas under Clerk's File No. 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it will be next Wednesday): May 04, 2021

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

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

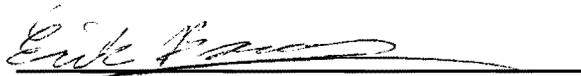
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

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

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

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

TRUSTEE:


Erik C. Baumann

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Notice of Foreclosure Sale

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

Lot 88, Block 3, Southern Crossing, Section Six, 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.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2017001877 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 4, 2021

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

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

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or 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 \$77,050.75.

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

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

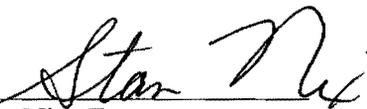
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$48,900.00, executed by Maggie Sabrina Stanley payable to the order of SOUTHERN CROSSING FIVE, LLC Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

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

Dated: 3-31-21



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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

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

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

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

WHEREAS, default has occurred under the terms of the Note and in that the indebtedness evidenced thereby is now wholly due, and the Debtors have failed, and continue to fail, to pay the Note, Capital Bank as the owner and holder of the Note, and Beneficiary of the Deed of Trust,

requested the undersigned, or other designated substitute trustees, to sell the Property to satisfy the indebtedness; and

NOW, THEREFORE, **NOTICE IS HEREBY GIVEN** that after posting and filing this Notice at the place or places, and in the time required by law and by the Deed of Trust, I, or other designated substitute trustees, will sell, for cash or cash equivalent, at the South Side Steps of the Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575 or at the place that may be designated on the date of sale as the place for conducting such sale, to the highest bidder on Tuesday, the 4th day of May, 2021 which sale shall begin at 12:00 p.m. or not later than three hours thereafter.

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

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER CAPITAL BANK NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

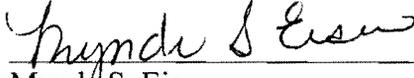
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS CURRENTLY SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT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

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

The contact information for the Substitute Trustee is :

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

EXECUTED in multiple originals this 5th day of April, 2021.

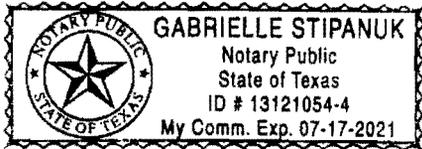


Mynde S. Eisen
Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

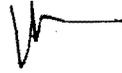
Before me, the undersigned authority, on this day personally appeared Mynde S. Eisen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Substitute Trustee for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5th of April, 2021.





Notary Public in and for the State of Texas

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NOTICE OF TRUSTEES SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

DATE: March 30, 2021

DEED OF TRUST:

DATE: September 24, 2020
GRANTOR GABRIEL VALDEZ & ERIKA SANJUANITA GUEVARA KARR
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
COUNTY WHERE PROPERTY IS LOCATED: Liberty
RECORDED IN: Document # 2020038161 of the Real Property Records of Liberty County, Texas.
PROPERTY: BEING 3.0000 ACRES OF LAND SITUATED IN THE RICHARD GREEN SURVEY, A-197, LIBERTY COUNTY, TEXAS, BEING THE EAST 3.000 ACRES OF LOT NINETEEN (19) OF SPUR FOREST SUBDIVISION, SECTION ONE (1) ACCORDING TO THAT MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 122 OF THE PLAT RECORDS OF LIBERTY COUNTY. SAME BEING OUT OF AND A PART OF THAT CERTAIN CALLED 5.000 ACRES OF LAND DESCRIBED IN INSTRUMENT TO RAYMOND E. MULDER, ET. UX. IN LIBERTY COUNTY CLERKS FILE NO. 2012004512 IN THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83. THIS 3.000 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, SEE EXHIBIT "A".

NOTE:

DATE: September 24, 2020
AMOUNT: Ninety Three Thousand One Hundred Dollars and No Cents (\$ 93,100.00)
MAKER: GABRIEL VALDEZ & ERIKA SANJUANITA GUEVARA KARR
PAYEE: VILLA BLANCA PROPERTIES, LLC.
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
PO BOX 14567
HUMBLE, TX 77347

SENDER OF NOTICE: ELVA L CARREON-TIJERINA
PO BOX 14567
HUMBLE, TX 77347

DATE OF SALE OF PROPERTY: Tuesday, MAY 4th, 2021

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front steps of the Liberty County Courthouse, Liberty County, Texas.

4:55 FILED at P M
to'clock

APR 06 2021

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

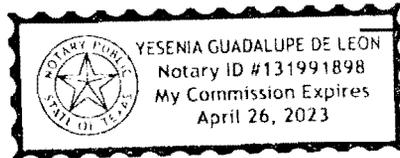
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

ELVA L CARREON-TIJERINA

STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L CARREON-TIJERINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on March 30, 2021



NOTARY PUBLIC
STATE OF TEXAS

Yesenia DeLeon
4-20-23

After recording return to:

ELVA L CARREON-TIJERINA
PO BOX 14567
HUMBLE, TX 77347

THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2021013698 NOT
04/05/2021 04:47:47 PM Total Fees: \$30.00

Lee Haidusek Chambers, County Clerk
Liberty County, Texas



NOTICE OF TRUSTEES SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

DATE: March 30, 2021

FILED
at 4:55 o'clock P M

DEED OF TRUST:

APR 06 2021

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Hanan Dinec* DEPUTY

DATE: December 11, 2019
GRANTOR MIGUEL ANGEL BASTARD MONTES
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: CANELO INVESTMENTS, LLC
COUNTY WHERE PROPERTY IS LOCATED: Liberty
RECORDED IN: Document # 2020002749 of the Real Property Records of Liberty County, Texas.
PROPERTY: BEING LOT THREE HUNDRED AND FORTY FIVE (345), BEING 1.00 ACRE, MORE OR LESS OF THE MOSES DONAHUE SURVEY, ABSTRACT 25, RECORDED IN CLERK'S FILE #2004018199 OF LIBERTY COUNTY, TEXAS.

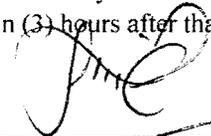
NOTE:

DATE: December 11, 2019
AMOUNT: Forty Nine Thousand Four Hundred Fifty Dollars and No Cents (\$ 49,450.00)
MAKER: MIGUEL ANGEL BASTARD MONTES
PAYEE: CANELO INVESTMENTS, LLC
HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC
1106 N AVENUE E
HUMBLE, TX 77338

SENDER OF NOTICE: ELVA L CARREON-TIJERINA
1106 N AVENUE E
HUMBLE, TX 77338

DATE OF SALE OF PROPERTY: Tuesday, MAY 4th, 2021
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.
PLACE OF SALE OF PROPERTY: Front steps of the Liberty County Courthouse, Liberty County, Texas.

Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

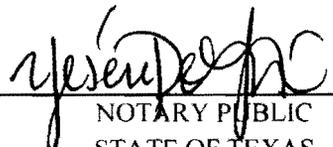
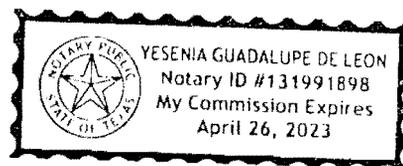


ELVA L CARREON-TIJERINA

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L CARREON-TIJERINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on March 30, 2021


NOTARY PUBLIC
STATE OF TEXAS

Yesenia de Leon
4-20-23

After recording return to:

ELVA L CARREON-TIJERINA
1106 N AVENUE E
HUMBLE, TX 77338

THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2021013694 NOT
04/06/2021 04:43:17 PM Total Fees: \$30.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas