

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 12, 2021

NOTE: Real Estate Lien Note described as follows:

Date: July 1, 2011
Maker: SANDY JOHNSON and BLANCA JOHNSON
Payee: LEWIS J. MILLER, JR., and VICKIE E. LOCKWOOD
Original Principal Amount: \$75,000.00

FILED
at 2:45 o'clock P M

DEED OF TRUST: Deed of Trust described as follows:

Date: July 1, 2011
Grantor: SANDY JOHNSON and BLANCA JOHNSON
Trustee: CHARLES L. W. McGUIRE
Beneficiary: LEWIS J. MILLER, JR., and VICKIE E. LOCKWOOD
Recorded: File Number 2011007820, in the Official Public Records of Liberty, Texas

APR 12 2021
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adnan Diver DEPUTY

PROPERTY: The real property described as follows:

Lot 16 of Aarondale Estates Subdivision, an addition in the Meredith Duncan Survey, A-29, Liberty County, Texas, according to the map or plat thereof recorded in Volume 9, Page 1 thru 5 of the Map Records of Liberty County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: ZEB D. ZBRANEK

Substitute Trustee's Mailing Address:

1937 Trinity Street
Liberty, Texas 77575

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

May 4, 2021, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Front steps on the South side of the Liberty County Courthouse with an address of 1923 Sam Houston Street, Liberty, Texas.

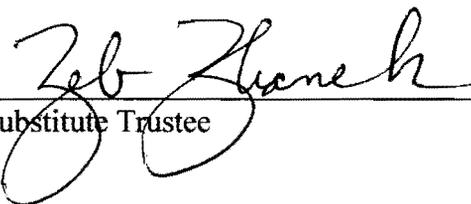
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of 4-12, 2021.



Substitute Trustee

After recording, please return original to:

Zbranek Firm, P.C.
1937 Trinity Street
Liberty, Texas 77575

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: March 30, 2021

Trustee:

GWENDOLYN GUINN TAYLOR

Trustee's Physical Address:

124 N. Travis, Cleveland, Texas 77327

Trustee's Mailing Address:

P. O. Box 1030, Cleveland, Texas 77328

Mortgagee: JEFFREY WRIGHT

Note: Note dated January 1, 2013, in the original principal sum of \$31,149.59

Deed of Trust

Date: January 1, 2013

Grantor: DOLORES T. HOFFSCHNEIDER

Mortgagee: JEFFREY WRIGHT

Recording information: Instrument 2013002400 Official Public Records, Liberty County, Texas

Property: Lot 1, Block 1, Pine Bend Subdivision, Liberty County, Texas

County: Liberty

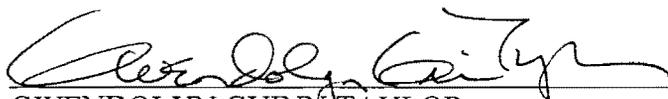
Date of Sale (first Tuesday of month): May 4, 2021

Time of Sale: beginning no earlier than 10:00 a.m. or within three hours thereafter

Place of Sale: Front Steps on South Side of Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioner's Court

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.

Mortgagee has appointed GWENDOLYN GUINN TAYLOR as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that on the Date of Sale, Substitute Trustee or Substitute Trustee's agent will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



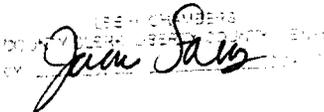
GWENDOLYN GUINN TAYLOR
Substitute Trustee

Mailing Address: P. O. Box 1030, Cleveland, Texas 77328

Physical Address: 124 N. Travis, Cleveland, Texas 77327

FILED 30
at _____ o'clock

APR 12 2021



NOTICE OF FORECLOSURE SALE

Pursuant to the authority referred upon the undersigned by that certain Ninth Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions dated December 16, 2019 and duly recorded under Clerk's File Number 2009033614, of the Official Public Records of Liberty County, Texas. As trustee for LIBERTY LAKES PROPERTY OWNER'S ASSOCIATION, INC., under such Ninth Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions, in order to satisfy the indebtedness secured there and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by Richard Shriber sell on Tuesday, May 4, 2021, that being the first Tuesday of said month, at public auction to the highest bidder for cash in the designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse or as further designated by the County Commissioner beginning 10:00 AM or within three (3) hours thereafter, the property described , to wit:

Property means – All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Lots 631,632, 633 in Block 16, of Cypress Lakes Subdivision, Unit 11, Liberty County, Texas, (the "Property")

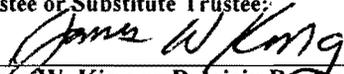
THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR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

THIS INSTRUMENT APPOINTS THE TRUSTEE OR THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ASSOCIATION

ACTIVE MILITARY SERVICE NOTICE

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 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.

Trustee or Substitute Trustee:


James W. King or Patricia Burleson or Marc Henry
or Edge Patterson or Erica Eece or David Cerda
04/13/2021

11:45 FILED A

APR 12 2021


NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date July 13, 2018
Grantor(s): Jose Luis Alvarez Gonzalez
Original Payee: Elmen Holdings LLC, a Texas Limited Liability Company
Deed of Trust: Executed July 13, 2018, recorded in the public records of Liberty County, Texas, in or under File No. 2018015633
Current Mortgagee: Texas Specialty Homes, LP, a Texas Limited Partnership
Property County: Liberty County
Legal Description: All that certain tract or land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Being 0.258 acre of land as situated in the Josiah Blackman Survey, Abstract No. 135, and being out of Lot 23 of Harvest Acres Subdivision, according to the map or plat thereof recorded in Volume 1, Page 4 of the Map Records of Liberty County, Texas, said 0.258 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. (more particularly described in the Loan Documents).

Date of Sale: May 04, 2021

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: Designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse, or as further designated by the County Commissioner.

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

11:45 AM
APR 13 2021
A
[Signature]

ACTIVE MILITARY SERVICE NOTICE

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 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.

The Mortgagee, whose address is:

Texas Specialty Homes, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 13th day of April, 2021


James W. King, or Patricia
Barleson, or Marc Henry, or Edye
Patterson, or David Cerda or Luis
Esqueda or Lucia Mendez or Jose
Martinez
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

Notice of Substitute Trustee's 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:

SEE ATTACHED EXHIBIT "A"

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in the Official Real Property Records of Liberty County, Texas under Clerk's Document No. 2015020059.

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

Date: Tuesday, May 4, 2021

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 1:00 P.M.

Place: 1923 Sam Houston Street,
Liberty
Liberty County, Texas 77575,
ON THE SOUTH SIDE OF THE COURTHOUSE
Of the Liberty County Courthouse or

if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioners Court.

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

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APR 13 2021

John Sans

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.

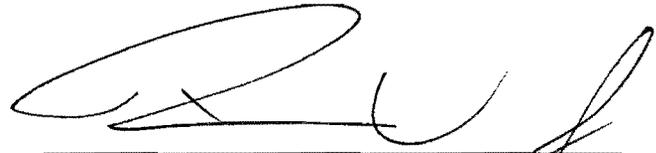
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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 Guadalupe Ponce Ramirez and Spouse, Melleline Suselly Estrada Rivera. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 \$78,100.00, executed by Guadalupe Ponce Ramirez and Spouse, Melleline Suselly Estrada Rivera and payable to Montgomery Mortgage, Inc ("Montgomery Mortgage". The aforementioned promissory note was secured by a Deed of Trust dated October 28, 2015, executed by Guadalupe Ponce Ramirez and Spouse, Melleline Suselly Estrada Rivera on the same day. The Deed of Trust was filed in the real property records of Liberty County, Texas, Document No. 2015020059. Montgomery Mortgage, Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust. Questions concerning the sale may be directed to the undersigned.

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 as substitute trustee to conduct the sale.

Dated: April 13, 2021

A handwritten signature in black ink, appearing to read 'RW', is written over a horizontal line.

Robin K. Weinburgh, Substitute Trustee
Attorney for Montgomery Mortgage, Inc.
4322 Warm Springs Road
Houston, Texas 77035
TEL: 713-494-5436

EXHIBIT "A"

Being all of Lot 5 and the west 99.02 feet of Lot 1 in Block 1 of Pinecrest Subdivision, Section 1, an addition in the Barton Tarkington Survey, A-354, Liberty County, Texas, according to the map or plat thereof recorded in Volume 8, Page 44 of the Map Records of Liberty County, Texas, said lands being more particularly described by metes and bounds attached hereto on Exhibit "A".

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.035 ACRES OF LAND SITUATED IN THE BARTON TARKINGTON LEAGUE, ABSTRACT No. 354, LIBERTY COUNTY, TEXAS, AND BEING ALL OF LOT FIVE (5) AND THE WEST 99.02 FEET OF LOT ONE (1) IN BLOCK ONE (1) OF THE PINECREST SUBDIVISION ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8, PAGE 44 OF THE LIBERTY COUNTY MAP OR PLAT RECORDS; SAID 5.035 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING at a 5/8 inch rod found in the north right-of-way of County Road No. 3141, (formerly called Timberlane Drive, having a right-of-way sixty (60) feet in width, for the Southwest corner of Lot 5, Block 1 and the PLACE OF BEGINNING of this tract herein described;

THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, a distance of 505.03 feet with the common line of Lots 5 and 6 to a 3/8 inch iron rod found in the south line of the Jessie T. Pate 10.02 acre tract as described in Volume 1905, Page 352 Official Public Records of Liberty County, (O.P.R.L.C.) for the Northwest corner of said Lot 5;

THENCE NORTH 88 DEGREES 36 MINUTES 24 SECONDS EAST, a distance of 395.08 feet with the Pate south line and the north line of Lot 5 to a 5/8 inch iron rod set for the Northeast corner of this tract;

THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST, a distance of 303.78 feet with the west line of Lots 4, 3 and 2 in Block 1 of said subdivision to a 5/8 inch iron rod set for the Northwest corner of Lot 1, Block 1;

THENCE NORTH 89 DEGREES 44 MINUTES 00 SECONDS EAST, a distance of 99.02 feet with the common line of Lots 1 and 2 to a 5/8 inch iron rod set for the most easterly Northeast corner of this tract;

THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST, a distance of 199.30 feet severing the west 99.02 feet from said Lot 1 to a 5/8 inch iron rod set in the north right-of-way of County Road No. 3141 for the Southeast corner of this tract;

THENCE SOUTH 88 DEGREES 36 MINUTES 24 SECONDS WEST, a distance of 494.12 feet with said county road to the PLACE OF BEGINNING and containing 219317 square feet of 5.035 acres more or less.

NOTICE OF FORECLOSURE SALE

Pursuant to the authority referred upon the undersigned by that certain Ninth Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions dated December 16, 2019 and duly recorded under Clerk's File Number 2009033614, of the Official Public Records of Liberty County, Texas. As trustee for LIBERTY LAKES PROPERTY OWNER'S ASSOCIATION, INC., under such Ninth Amendment and Reinstatement of Agreement of Covenants, Conditions and Restrictions, in order to satisfy the indebtedness secured there and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by Richard Shriber sell on Tuesday, May 4, 2021, that being the first Tuesday of said month, at public auction to the highest bidder for cash in the designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse or as further designated by the County Commissioner beginning 10:00 AM or within three (3) hours thereafter, the property described , to wit:

Property means – All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Lots 631,632, 633 in Block 16, of Cypress Lakes Subdivision, Unit 11, Liberty County, Texas, (the "Property")

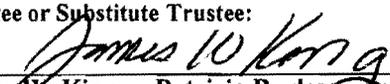
THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR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

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Trustee or Substitute Trustee:


James W. King or Patricia Burleson or Marc Henry
or Elye Patterson or Erica Feece or David Cerda
04/13/2021

11.45 FILED A
APR 13 2021


NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date July 13, 2018
Grantor(s): Jose Luis Alvarez Gonzalez
Original Payee: Elmen Holdings LLC, a Texas Limited Liability Company
Deed of Trust: Executed July 13, 2018, recorded in the public records of Liberty County, Texas, in or under File No. 2018015633
Current Mortgagee: Texas Specialty Homes, LP, a Texas Limited Partnership
Property County: Liberty County
Legal Description: All that certain tract or land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Being 0.258 acre of land as situated in the Josiah Blackman Survey, Abstract No. 135, and being out of Lot 23 of Harvest Acres Subdivision, according to the map or plat thereof recorded in Volume 1, Page 4 of the Map Records of Liberty County, Texas, said 0.258 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. (more particularly described in the Loan Documents).

Date of Sale: May 04, 2021

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: Designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse, or as further designated by the County Commissioner.

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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11:45 AM A

Jorge Amador

ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:
Texas Specialty Homes, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 13th day of April, 2021


James W. King, or Patricia
Barleson, or Marc Henry, or Elye
Patterson, or David Cerda or Luis
Esqueda or Lucia Mendez or Jose
Martinez
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057