

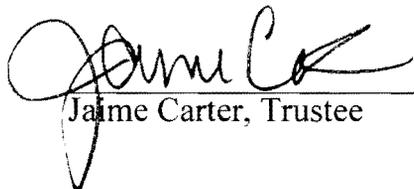
AMENDED NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by GONZALO PENALOZA, LAURA ANA PENALOZA, and ROSA NIETO, of Liberty County, Texas, dated May 27, 2015 and duly recorded under Clerk's File No. 2015010150 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, June 1, 2021, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

That certain 10.00 acres more or less, situated in the A.G. Penn Survey Number 1006, Abstract 764, J.R. Mayhan Survey, Abstract 758, Liberty County, Texas and being more particularly described by metes and bounds in "Exhibit A" attached hereto and made a part hereof for all purposes.

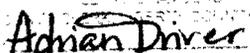
THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

Executed the 7th day of May 2021.


Jaime Carter, Trustee

10:45 FILED A

MAY 10 2021

LETH CHAMBERS
CLERK OF COURSE
LIBERTY COUNTY, TEXAS


ADDRESS OF TRUSTEE

312 Main
Liberty, Texas 77575
Telephone: 936-336-5776

#EXHIBIT "A"
TRACT 4

FIELD NOTES OF A TRACT OF LAND CONTAINING 10.00 ACRES SITUATED IN THE A. G. PENN SURVEY NO. 1006, ABSTRACT 764, J. R. MAYHAN SURVEY, ABSTRACT 758, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN 317.466 ACRE TRACT OF LAND CONVEYED TO DAYTON RICE MILLING, INC. RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2013013139 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE NORTH LINE AND THE BEARINGS AND DISTANCES PER SAID VOLUME 601, PAGE 541, DEED RECORDS, LIBERTY COUNTY WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE OF THIS TRACT.

COMMENCING at a 1-1/2" pipe, found, being the northwest corner of said 317.466 acres, the southwest corner of a 15.25 acre tract conveyed to Richard Fletcher and Kathryn Fletcher recorded by deed in Volume 1583, Page 816, Official Public Records, Liberty County, Texas, the southeast corner of a 179.18 acre tract conveyed to Wolf Trot Properties recorded by deed in Liberty County Clerk's File No.(s) 2011005440, Official Public Records, Liberty County, Texas, the northeast corner of a 2.328 acre tract conveyed to Coastal Water Authority recorded by deed in Liberty County Clerk's File No.(s) 2013001492, Official Public Records, Liberty County, Texas, **Thence**, East, along the north line of said 317.466 acres and the south line of said Fletcher 15.25 acres, at a distance of 338.52 feet, pass a 1/2" iron rod, found, being the southeast corner of said Fletcher 15.25 acres and the southwest corner of a 15.25 acre tract conveyed to Arlon J. Williams, Jr. and Jackie Williams recorded by deed in Volume 1582, Page 253, Official Public Records, Liberty County, Texas, continuing along the south line of a 19.89 acre tract conveyed to Jerry F. Komarek and Faye Komarek recorded by deed in Volume 644, Page 322, Deed Records, Liberty County, Texas, the south line of a 19.89 acre tract conveyed to Dorothy Komarek recorded by deed in Volume 1872, Page 633, Official Public Records, Liberty County, Texas and the south line of a 50.135 acre tract of land conveyed to Judith Ann Schlotfeldt-Cobb, Trust, Frost Natl. Bank, Galveston recorded by deed in Liberty County Clerk's File No.(s)2010013876 of the Official Public Records of said County, in all a total distance of 1664.04 feet to a point for the **northwest corner** and "**Point of Beginning**" of the herein described tract;

Thence, East, along the north line of said 317.466 acres and the south line of said Schlotfeldt-Cobb 50.135 acres, a distance of 189.00 feet to a point for **northeast corner** of the herein described tract;

Thence, South 01°06'12" East, over and across said 317.466 acres, at a distance of 59.60 feet pass a 1/2" capped iron rod marked H&H Land, set, for reference, in all a total distance of 2305.51 feet to a 1/2" capped iron rod marked H&H Land, set, for the **southeast corner** of the herein described tract;

Thence, North 89°49'14" West, over and across said 317.466 acres, a distance of 189.01 feet to a 1/2" capped iron rod marked H&H Land, set, for the **southwest corner** of the herein described tract;

Thence, North 01°06'12" West, over and across said 317.466 acres, at a distance of 2245.32 feet pass a 1/2" capped iron rod, set, for reference, in all a total distance of 2304.92 feet to the "**Point of Beginning**" and containing 10.00 acres of land.

Surveyed: May 9, 2015

I, Mike H. Rubaiy, Registered Professional Land Surveyor No. 2907, do hereby certify that the foregoing field notes were prepared from a survey made on the ground by me on the date shown and that all lines, boundaries and landmarks are accurately described therein.

Mike H. Rubaiy
R.P.L.S. No. 2907

Job No. PREV320-TR4
05/14/15 sk

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, June 1, 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

James W. King or Patricia Burleson or Marc Henry
or Edye Patterson or Erica Feece or David Cerda
05/11/2021
6101 Southwest Fwy, Suite 400, Houston, TX 77057

12:15 FILED P
MAY 11 2021
J King

NOTICE OF TRUSTEE'S SALE

DATE: May 10, 2021

NOTE: Balloon Note described as follows:

Date: September 25, 2020

Maker: HDZ Properties LLC a Nevada limited liability company

Payee: TRI-CORE Capital APEX T1, LP, a Texas limited partnership

Original Principal Amount: \$162,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: September 25, 2020

Grantor: HDZ Properties LLC a Nevada limited liability company

Trustee: Steven S. Newsom

Beneficiary: TRI-CORE Capital APEX T1, LP, a Texas limited partnership

Recorded: under File number 2020035805 in the Real Property Records of Liberty County, Texas

LENDER: TRI-CORE Capital APEX T1, LP, a Texas limited partnership

BORROWER: HDZ Properties LLC a Nevada limited liability company

PROPERTY: The real property described as follows: commonly known as 816 S College Avenue, Cleveland, TX 77327 and having a legal description of:

Tract I:

Lots Numbered Seven, Eight and Nine (7, 8, & 9), in Block Two (2), V. W. CARTER ADDITION, an Addition to the City of Cleveland, Liberty County, Texas, according to the Map or Plat recorded in Volume 205, Page 486 of the Deed Records of Liberty County, Texas.

Tract II:

South 30 feet of Lot 10, in Block 2, CARTER ADDITION, an Addition to the City of Cleveland, Liberty County, Texas, according to the Map or Plat recorded in Volume 205, Page 486 of the Deed 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.

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY: June 1, 2021, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF TRUSTEE'S SALE OF PROPERTY: 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the South side of the Liberty County Courthouse, Liberty, Texas.

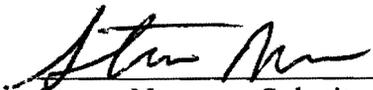
RECITALS

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, 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 May 10, 2021.



Steven Newsom, Substitute Trustee

STATE OF TEXAS)
COUNTY OF Harris)

This instrument was acknowledged before me on May 10, 2021, by Steven Newsom.



Notary Public, State of Texas

After recording, please return original to:
Steven Newsom
PO Box 33
Barker, TX 77413-0033

