

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: May 1, 2020

DEED OF TRUST:

DATE: October 25, 2017
GRANTOR ERIK V HIGUEROS-BARRIOS AKA ERIK VENANCIO HIGUEROS BARRIOS
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC
COUNTY WHERE PROPERTY IS LOCATED: LIBERTY
RECORDED IN: Document # 2017021593 of the Real Property Records of LIBERTY County, Texas.
PROPERTY: BEING LOT 18 BLOCK 1 OF FIVE OAKS ESTATES, MORE FULLY DESCRIBED IN NO. 2012-005804 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS.

NOTE:

DATE: October 25, 2017
AMOUNT: Fifty Six Thousand Nine Hundred Dollars and No Cents (\$ 56,900.00)
MAKER: ERIK V HIGUEROS-BARRIOS AKA ERIK VENANCIO HIGUEROS BARRIOS
PAYEE: VILLA BLANCA PROPERTIES, LLC
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC
PO BOX 550008
HOUSTON, TX 77255

SENDER OF NOTICE: ELVA L CARREON-TIJERINA
PO BOX 550008
HOUSTON, TX 77255

DATE OF SALE OF PROPERTY: Tuesday, JUNE 2nd, 2020

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

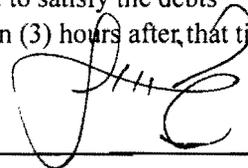
PLACE OF SALE OF PROPERTY: Front steps of the LIBERTY County Courthouse, LIBERTY County, Texas.

FILED
at 11:35 o'clock A M

MAY 05 2020

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

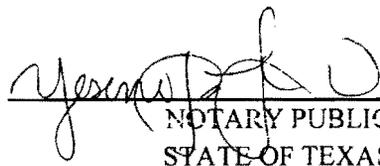
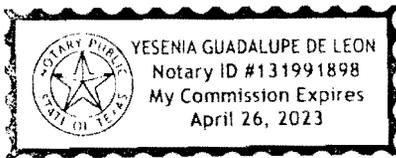


ELVA L CARREON-TIJERINA

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 May 1, 2020


NOTARY PUBLIC
STATE OF TEXAS

Yesenia Petecón

After recording return to:
ELVA L CARREON-TIJERINA
PO BOX 550008
HOUSTON, TX 77255

9:00 AM A
MAY 11 2020
Adnan Driver

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Being Tract No. 12, Block 4, Out of FIFTY-NINE-ESTATES, Phase One, Being 1.5000 acres of land, more or less, being the same track of land as shown on the map or plat thereof, recorded in Volume 9, Page 150, Real Property Records of Liberty County, Texas; commonly known as 949 County Road 343, Cleveland, Texas 77327.

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

Date: June 2, 2020

Time: The sale shall begin no earlier than 10:00 a.m. or not later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: 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.

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

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The Property will be sold "AS IS." There will be no warranty relating to title, possession, quiet enjoyment, or the like.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by BETTYE JUNE CARR and ROBERT E. MCMULLEN, JR. The deed of trust is dated March 22, 2006, and is recorded in the Office of the County Clerk of Liberty County, Texas, under Document No. 2006010490.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the real estate lien note dated March 22, 2006, in the principal amount of \$43,900.00, executed by Bettye June Carr and Robert e. McMullen, Jr. payable to the order of 5-G, Inc. (hereinafter referred to as "the Note"), which is secured by the Deed of Trust dated March 22, 2006, recorded under Document No. 2006010490, in the Official Public Records of Real Property of the County Clerk of Harris County, Texas (hereinafter referred to as "the Deed of Trust"), said Note and Deed of Trust lien being transferred to by 5G, Inc. n/k/a 5G. LP to 5H Exchange Management, Inc. by Assignment of Deed of Trust recorded under Document No. 2007005729 in the Office of the County Clerk of Liberty County, Texas; and subsequently transferred by 5H Exchange Management, Inc. to Red Stallion, LLC by Assignment of Deed of Trust recorded under Document No. 2007005730 in the Office of the County Clerk of Liberty County, Texas; and subsequently transferred by Red Stallion, LLC to Mortgage Electronic Registration Systems, Inc. by Assignment of Deed of Trust recorded under Document No. 2007005731 in the Office of the County Clerk of Liberty County, Texas; and subsequently transferred by Mortgage Electronic Registration Systems, Inc. to Wells Fargo Bank, NA as Certificate Trustee (Not in its Individual Capacity but Solely as Certificate Trustee) in Trust for Registered Holders of VNT Trust Series 2010-1 by Assignment of Deed of Trust recorded under Document No. 2013005156 in the Office of the County Clerk of Liberty County, Texas as re-recorded under Document No. 2019018301 in the Office of the County Clerk of Liberty County, Texas; and subsequently by Wells Fargo Bank, NA as Certificate Trustee (Not in its Individual Capacity but Solely as Certificate Trustee) in Trust for Registered Holders of VNT Trust Series 2010-1 to 2011-2012 Opportunity Fund 6-1, LLC by Assignment of Deed of Trust recorded under Document No. 2013005157 in the Office of the County Clerk of Liberty County, Texas; and subsequently transferred by 2011-2012 Opportunity Fund 6-1, LLC to Home Investment Fund II, LP by Assignment of Deed of Trust recorded under Document No. 2018018626 in the Office of the County Clerk of Liberty County, Texas; and subsequently transferred by Home Investment Fund II, LP to Arbutus Ventures, LLC by Assignment of Deed of Trust recorded under Document No. 2019015713 in the Office of the County Clerk of Liberty County, Texas; and subsequently transferred by Arbutus Ventures, LLC to Bay Area Home Financing, LLC by Assignment of Mortgage recorded under Document No. 20200007091 in the Office of the County Clerk of Liberty County, Texas. Said loan was allegedly modified by unrecorded Modification and Extension and Renewal Agreement with Effective Date of February 1, 2008.

Bay Area Home Financing, LLC is the current owner and holder of the obligations and is the beneficiary under the Deed of Trust transferred as described herein.

As of April 17, 2020, there is owed \$81,131.86 on the note plus attorney's fees and costs as of April 17, 2020 in the amount of \$1,973.20. The per diem interest rate after April 17, 2020 is \$11.36.

Questions concerning the sale may be directed to the undersigned: SCOTT T. CITEK, (713) 228-2481.

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

7. **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 17, 2020.



SCOTT T. CITEK, Substitute Trustee

Telephone: (713) 228-2481

FAX: (713) 651-1044