

NOTICE OF SUBSTITUTE 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 1, 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 2021013644 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: July 5, 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 \$116,853.40.

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 \$103,000.00, executed by Sareayl Anyse Baumbach Soto 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 named and appointed under the Deed of Trust / Mortgagee, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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: June 15, 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

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§
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COUNTY OF HARRIS

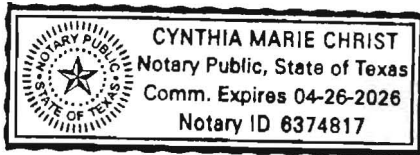
Jacob L. Richardson appeared in person before me today and stated under oath:

“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 March 31, 2021, executed by Sareayl Anyse Baumbach Soto to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2021013644 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on July 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 June 15, 2022 by Jacob L. Richardson.



AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, Texas 77339

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.

2022031057 NOT
06/23/2022 03:50:00 PM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas

FILED
at 3 : 50 P M.

JUN 23 2022
LEE HAIDUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
BY DEPUTY CLERK

