

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 11, 2016 and recorded under Clerk's File No. 2016019032, in the real property records of LIBERTY County Texas, with James H Kelly, Jr. and spouse, Kristin J Kelly as Grantor(s) and PNC Mortgage, a division of PNC Bank, National Association as Original Mortgagee.

Deed of Trust executed by James H Kelly, Jr. and spouse, Kristin J Kelly securing payment of the indebtedness in the original principal amount of \$362,130.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by James H Kelly Jr and Kristin J Kelly. PNC Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: P.O. Box 1820, Dayton, OH 45401-1820.

Legal Description:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 15.794 ACRES OF LAND SITUATED IN THE JOHN CHERRY LEAGUE, ABSTRACT NO. 11, LIBERTY COUNTY, TEXAS, AND BEING ALL OF LOTS TEN (10), ELEVEN (11) AND TWELVE (12) OF AUTUMN HILLS ESTATES SECTION 2 AS RECORDED IN VOLUME 5, PAGE 47 MAP RECORDS LIBERTY COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 13.921 ACRE TRACT AS RECORDED IN VOLUME 1384, PAGE 510 OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 07/05/2022

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the



mortgagee 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Tommy Jackson, Margie Allen, Kyle Barclay, Evan Press, Reid Ruple, Kathleen Adkins, Julian Perrine, Cary Corenblum, Joshua Sanders, Kristopher Holub, Keata Smith, Amy Oian, Catrena Ward, Crystal Arsiaga, Dana Dennen, Gilbert Arsiaga, Maryna Danielian, Matthew Hansen, Renee Speight, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 06/09/2022.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: Tommy Jackson

Printed Name: Tommy Jackson

C&M No. 44-22-1029

Exhibit A

LEGAL DESCRIPTION

The following described property:

Being all that certain tract or parcel of land containing 15.794 acres of Land Situated in THE JOHN CHERRY LEAGUE, ABSTRACT No. 11, Liberty county, Texas, and being all of lots ten (10), Eleven (11) and Twelve (12) of AUTUMN HILLS ESTATES SECTION 2 as recorded in Volume 5, Page 47 Map Records Liberty County, Texas and being all of that Certain called 13.921 acre tract as recorded in Volume 1384, Page 510 Official Public Records Liberty County, Texas (O.P.R.L.C.T.); said 15.794 acre tract being more particularly described by metes and bounds as follows. To-wit:

Beginning at a 3/8 inch iron rod found in the South margin of Craig Road having a right-of-way width of 60 feet and marking the common corner of lots 12 and 13 of said subdivision same being the most northerly Southeast corner of this tract herein described;

Thence South 30 Degrees 37 Minutes 59 Seconds West, a distance of 207.68 feet with the common line of the above mentioned lots 12 and 13 to a 1/2 inch iron rod found for an angle point on this tract same being the Northwest corner of a called 9.767 acre tract as described in Volume 1211, Page 354 O.P.R.L.C.T.;

Thence South 00 Degrees 23 Minutes 14 Seconds West, a distance of 495.40 feet with the East line of the above mentioned 9.767 acre tract to a 5/8 inch iron rod set in the North line of the J. D. Martinez Survey Abstract No. 67 and marking the Southeast corner of this tract;

Thence North 89 Degrees 17 Minutes 27 Seconds West, a distance of 808.44 feet with the North line of said survey line to a 3/8 inch iron rod found marking the Southwest corner of this tract same being the Southeast corner of a called 28.75 acre tract as described in Volume 508, Page 299 Deed Records of Liberty County, Texas;

Thence North 00 Degrees 37 Minutes 41 Seconds East, a distance of 603.26 feet with the East Line of the above mentioned 28.75 acre tract to a 5/8 inch iron rod set for the Northwest corner of this tract same being the Southwest corner of a called 6.829 acre tract as described in Volume 1248, Page 366 O.P.R.L.C.T.;

Thence North 59 Degrees 57 Minutes 16 Seconds East, a distance of 643.73 feet with the South line of the above mentioned 6.829 acre tract to a 5/8 inch iron rod set for the Northeast corner of said 13.921 acre tract same being the Northwest corner of Lot 10 of said subdivision and continuing a total distance of 823.66 feet to a 1/2 inch iron rod found in the Southwest margin of Craig Road and marking the Northeast corner of this tract same being the Northeast corner of Lot 10;

Thence South 29 Degrees 12 Minutes 34 Seconds East, a distance of 149.29 feet with the Southwest margin of said road to a 1/2 inch iron rod found for the common corner of Lots 10 and 11;

Thence South 30 Degrees 22 Minutes 40 Seconds East, a distance of 151.12 feet continuing with the Southwest margin of said road to a 1/2 inch iron rod found for the common corner of lots 11 and 12;

Thence South 28 Degrees 10 Minutes 37 Seconds East, a distance of 103.07 feet continuing with said road to the Place of Beginning and containing 687977 square feet or 15.794 acres more or less.

Note: The Company does not represent that the above acreage or square footage calculations are correct.

FILED
at 9:40 o'clock A M

JUN 13 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY JK DEPUTY

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: June 9, 2022

DEED OF TRUST:

DATE: November 12, 2020
 GRANTOR: MARTIN ARMANDO MEDINA LOPEZ, MARIA GUADALUPE LARA & GEORGINA ANEL MEDINA & GUSTAVO ARMANDO MEDINA
 TRUSTEE: ELVA L CARREON-TIJERINA
 BENEFICIARY: CANELO INVESTMENTS, LLC
 COUNTY WHERE PROPERTY IS LOCATED: LIBERTY
 RECORDED IN: Document # 2021004088 of the Real Property Records of LIBERTY County, Texas.
 PROPERTY: LOT 87 OAK SHADOWS SUBDIVISION, AN ADDITION IN THE F J C SMILEY LEAGUE, A-345, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 59, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. (PIDN #62825)

NOTE:

DATE: November 12, 2020
 AMOUNT: Seventy Five Thousand Nine Hundred Fifty Dollars and No Cents (\$ 75,950.00)
 MAKER: MARTIN ARMANDO MEDINA LOPEZ, MARIA GUADALUPE LARA & GEORGINA ANEL MEDINA & GUSTAVO ARMANDO MEDINA
 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, JULY 5th, 2022

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 4 : 35 P. M.

JUN 13 2022
 LEE HADISEK CHAMBERS
 LIBERTY COUNTY CLERK
 LIBERTY COUNTY, TEXAS
 DEPUTY CLERK



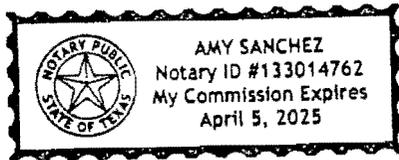
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above 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 June 9, 2022



NOTARY PUBLIC
STATE OF TEXAS
Amy Sanchez
04/05/25

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.

2022028853 NOT
06/13/2022 04:32:31 PM Total Fees: \$30.00

Lee Haidusek Chambers, County Clerk
Liberty County, Texas

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: June 1, 2021
Grantor(s): Olivia Raynae Henderson
Mortgagee: 2019 QOZB Liberty, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2021040622
Property County: Liberty County

Legal Description: 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, Lot 92, block 5, Unit 11 Cypress Lakes Subdivision, according to the plat thereof recorded in Volume 6, Page 133, of the Map and Plat Records of Liberty County, Texas. (more particularly described in the loan documents).

Date of Sale: July 05, 2022

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: Designated area set by the Commissioner's Court of Liberty County, Texas, 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.

ACTIVE MILITARY SERVICE NOTICE

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THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

The Mortgagee, whose address is:

2019 QOZB Liberty, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

FILED
at 1152 o'clock A M

JUN 14 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY [Signature] DEPUTY

Dated this 14th day of June, 2022



James W. King or Marc Henry or
Edye Patterson or Renee Roberts or
David Garvin of Liberty County or
Joe Hinojosa or Susana Garcia or
Cesar Acosta or Mauricio Mata or
Katrina Rodriguez or Christopher
Apodaca or Leslie Galdamez or
Sandra Benavides or David Cerda
or Jose Martinez or Felix Ogbu or
Renaud Ba or Vanessa Lopez or
Alicia Ortega or Rinki Shah Or
Ruby Ponce or Craig Weeden or
David Garvin or Erica Feece or
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: April 09, 2021
Grantor(s): Jessie Joe Shirley
Mortgagee: Unit 9 Long Term Investors, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2021038097
Property County: Liberty County

Legal Description: 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 Lot 86, Block 3, Unit 9 Cypress Lakes Subdivision, according to the plat thereof recorded in Volume 6 Page 125, of the Map and Plat Records of Liberty County, Texas.. (more particularly described in the loan documents).

Date of Sale: July 05, 2022

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: Designated area set by the Commissioner's Court of Liberty County, Texas, 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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The Mortgagee, whose address is:

Unit 9 Long Term Investors, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

FILED
at 11:52 o'clock A M

JUN 14 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY [Signature] DEPUTY

Dated this 14th day of June, 2022



James W. King or Marc Henry or Edye
Patterson or Renee Roberts or David
Garvin of Liberty County or Joe Hinojosa
or Susana Garcia or Cesar Acosta or
Mauricio Mata or Katrina Rodriguez or
Christopher Apodaca or Leslie Galdamez or
Sandra Benavides or David Cerda or Jose
Martinez or Felix Ogbu or Renaud Ba or
Vanessa Lopez or Alicia Ortega or Rinki
Shah Or Ruby Ponce or Craig Weeden or
David Garvin or Erica Feece or Trustee or
Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: June 13, 2022

NOTE: Real Estate Lien Note described as follows:

Date: June 19, 2021
Maker: BLAKE McELWAIN and AMBER McELWAIN
Payee: K2S2, LLC as Trustee of Liberation Trust
Original Principal Amount: \$31,049.42

DEED OF TRUST: Deed of Trust described as follows:

Date: June 19, 2021
Grantor: BLAKE McELWAIN and AMBER McELWAIN
Trustee: S. Cory Sells
Beneficiary: Liberation Trust
Recorded: File Number 2020036944, in the Official Public Records of Liberty, Texas

PROPERTY: The real property described as follows:

SURFACE ESTATE ONLY IN AND TO THE PROPERTY described as Lot 8, Section II of Timberline Estates, subdivision in the William Whitlock League, Liberty County, Texas, according to the map of said subdivision recorded in volume 6, page 144 of the map records of Liberty County, Texas.

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:

July 5, 2022, 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.

FILED
at 1024 o'clock A
JUN 14 2022
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY [Signature] DEPUTY

FILED
at 1024 o'clock A
JUN 14 2022
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY [Signature] DEPUTY

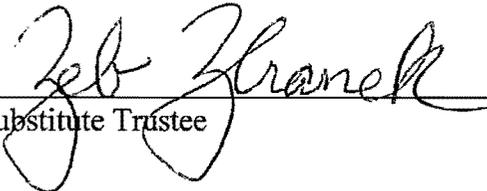
RECITALS

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 June 13, 2022.



Substitute Trustee

After recording, please return original to:

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