

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF LIBERTY)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated FEBRUARY 11, 2012, PEDRO RAMIREZ conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

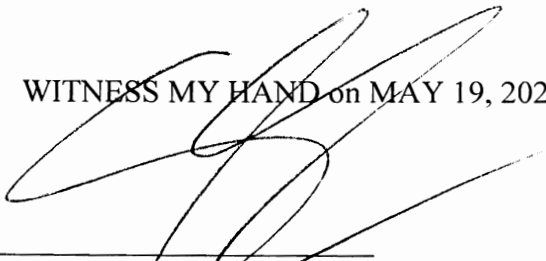
Being TRACT NO. 3 AND 4, Block 7 Out of FIFTY-NINE ESTATES, Phase ONE, being 3.1400 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 9, Page 150 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$73,000.00 executed by PEDRO RAMIREZ and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2012003399, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 6TH day of JULY, 2021, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE. of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MAY 19, 2021.



SHANA ELLINGTON
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

FILED
1003 10 o'clock A M

JUN 04 2021

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 26, 2002, ALICE E. LINCOLN, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to CALVIN C. MANN, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CAPITOL COMMERCE MORTGAGE CO., ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of LIBERTY COUNTY, TX and is recorded under Clerk's File Instrument Number 12,459 Volume 1993, Page 319, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

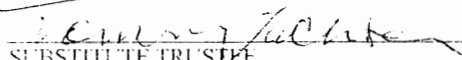
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 6, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Liberty county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Liberty, State of Texas:

LOT 213 OF SOUTHERN CROSSING SUBDIVISION, SECTION IV, AN ADDITION IN THE JOHN COLE SURVEY, A-158, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 10, PAGE 13 AND 14 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Property Address: 21602 COUNTRY RD 37492
CLEVELAND, TX 77327
Mortgage Servicer: SPECIALIZED LOAN SERVICING LLC
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE NRZ INVENTORY TRUST
6200 S. QUEBEC ST.
GREENWOOD VILLAGE, CO 80111

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.


SUBSTITUTE TRUSTEE

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press,
Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette
McCrary, Joshua Sanders, Kristopher Holub, Julian
Perrine, Kinney Lester, Tommy Jackson, Ron Harmon,
Keata Smith, Carolyn Ciccio
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

FILED
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JUN 03 2021

CLERK OF COUNTY CLERK
LIBERTY COUNTY, TEXAS