

at 4:00 FILED P M
o'clock

Notice of Substitute Trustee Sale

JUN 15 2021

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adnan Driver DEPUTY

Assert and protect your rights as a member of the armed forces of the 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. Date, Time and Place of Sale:

Date: Tuesday, July 6th, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Liberty County, Texas at the following location: South side of the courthouse, 1923 Sam Houston, on the front steps of the courthouse or as designated by the county Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

2. 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 maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. 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 to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Daysi Coral Coria & Jorge Noe Castillo Ortiz** and recorded on **July 31, 2020** in **Document Number 2020028550**, of the real property records of **Liberty County, Texas** with **Daysi Coral Coria & Jorge Noe Castillo Ortiz**, Grantor(s) and, **Ranchito Alegre LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being **Hollis Campbell**, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$64,450.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **July 31, 2020**.

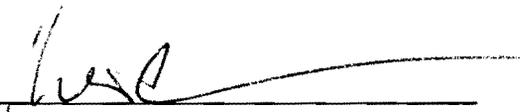
4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **David Scheffler**, located at 10200 Hempstead Road, Suite 1-H, Houston, Texas 77092 Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. Property to be sold:

BEING RANCHITO ALEGRE, SEC 2, BLOCK 1, LOT 7, ACRES 1.52, Liberty County aka 252 CR 3295 CLEVELAND, TX 77327, A subdivision of 100.66 Acres as Recorded on Liberty County Clerk's File No. 2016014518 & Being situated in the Thomas Devers survey, Abstract No. 170, Liberty County, Texas

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 20/11/2021
Hollis Campbell, Trustee for Lender Ranchito Alegre LLC

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.

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 ASSOCCIATION, 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, July 6, 2021, that being the first Tuesday of said month, at public auctioon 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.

at 11:15 FILED
o'clock A M

JUN 15 2021

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY Adnan Dimer DEPUTY

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
06/15/2021
6101 Southwest Fwy, Suite 400, Houston, TX 77057

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: November 22, 2019
Grantor(s): Emanuel Martinez and Alejandra Lizeth Olivo
Mortgagee: 2018 Longterm RE, LLC, A Delaware Limited Liability Company
Recorded in: Clerk's File No. 2020005475
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 1.66 ACRES, LOT 5, BLOCK 16, WEST WOODLAND HILLS IV SUBDIVISION, MORE FULLY DESCRIBED NO. 2005-002709 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS (more particularly described in the Loan Documents).

Date of Sale: July 06, 2021

Earliest Time Sale will Begin: 12:00 PM

Place of Sale of Property: Designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse. or as further designated by the County Commissioner's Court.

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.

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

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.

The Mortgagee, whose address is:
2018 Longterm RE, LLC, A Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 15th day of June, 2021

JAMES W. KING

James W. King, or Patricia Burleson, or Marc Henry, or Edye Patterson, Texas, or David Cerda or Luis Esqueda or Lucia Mendez or Jose Martinez
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

at 11:15 FILED A M
o'clock

JUN 15 2021

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

2.25 P

NOTICE OF FORECLOSURE SALE

Adrian Driver

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 OR 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: A TRACT OR PARCEL CONTAINING 1.9925 ACRES 86,256 SQUARE FEET OF LAND SITUATED IN THE S.W. THOMPSON SURVEY, ABSTRACT NO. 436, LIBERTY COUNTY, TEXAS, BEING THE COMBINATION OF A CALLED 1.88 ACRE TRACT CALLED TRACT 1, AND A CALLED 0.1125 ACRE TRACT CALLED TRACT 2, CONVEYED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO RONALD T. WHITE AND DARLENE S. WHITE, RECORDED IN CLERK'S FILE NO. 2015014338 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING OUT OF AND A PART OF A CALLED 5.00 ACRE TRACT DESCRIBED IN VOLUME 1741, PAGE 887 OF THE LIBERTY COUNTY DEED RECORDS. SAID 1.9925 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, THE BEARINGS SHOWN HEREON BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE AND 83:

COMMENCING AT A 3/4 INCH IRON PIPE FOUND IN THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 146 120 FOOT RIGHT OF WAY FOR THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE AURELIO HERNANDEZ CALLED 8.379 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2007013654 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

THENCE SOUTH 02 DEGREES 26 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID STATE HIGHWAY 146, WITH THE EAST LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT A DISTANCE OF 235.69 FEET TO A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, THE NORTHEAST CORNER OF SAID CALLED 0.1125 ACRE TRACT CALLED TRACT 2, THE HEREIN DESCRIBED TRACT, AND POINT OF BEGINNING;

THENCE SOUTH 77 DEGREES 58 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID JULIANA LOPEZ TRACT, A DISTANCE OF 122.01 FEET TO A FENCE CORNER FOR THE NORTHWEST CORNER OF SAID JULIANA LOPEZ TRACT, BEING AN INTERIOR CORNER OF SAID CALLED 1.88 ACRE TRACT CALLED TRACT 1, AND THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 04 DEGREES 11 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID JULIANA LOPEZ TRACT, A DISTANCE OF 107.79 FEET TO A FENCE CORNER IN THE NORTH LINE OF THE CARL PRIMROSE CALLED 5.000 ACRE TRACT DESCRIBED IN VOLUME 742, PAGE 597 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND THE, FOR THE SOUTHWEST CORNER OF SAID JULIANA LOPEZ TRACT, BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 1.88 ACRE TRACT CALLED TRACT 1, AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 36 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID CARL PRIMROSE CALLED 5.000 ACRE TRACT, A DISTANCE OF 276.75 FEET TO A FENCE CORNER IN THE SOUTHERLY EAST LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID CARL PRIMROSE CALLED 5.000 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID CALLED 1.88 ACRE TRACT CALLED TRACT 1, AND THE HEREIN DESCRIBED TRACT.

THENCE NORTH 02 DEGREES 58 MINUTES 33 SECONDS WEST, ALONG THE SOUTHERLY EAST LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, PASS AT 249.97 FEET THE COMMON WEST CORNER OF SAID CALLED 1.88 ACRE TRACT CALLED TRACT 1, AND SAID CALLED 0.1125 ACRE TRACT CALLED TRACT 2, A TOTAL DISTANCE OF 255.19 FEET TO A FENCE CORNER FOR AN INTERIOR CORNER OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID CALLED 0.1125 ACRE TRACT CALLED TRACT 2, AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84 DEGREES 49 MINUTES 32 SECONDS EAST, ALONG A FENCE LINE THE EASTERLY SOUTH LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, A DISTANCE OF 167.47 FEET TO A FENCED POST AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 85 DEGREES 24 MINUTES 14 SECONDS EAST, CONTINUING ALONG SAID FENCE LINE AND THE EASTERLY SOUTH LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, A DISTANCE OF 87.16 FEET TO A FENCE POST AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 24 MINUTES 25 SECONDS EAST, CONTINUING ALONG SAID FENCE LINE AND THE EASTERLY SOUTH LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, A DISTANCE OF 37.93 FEET TO A FENCE POST AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;



THENCE NORTH 86 DEGREES 25 MINUTES 20 SECONDS EAST, CONTINUING ALONG SAID FENCE LINE AND THE EASTERLY SOUTH LINE OF SAID AURELIO HERNANDEZ 8.379 ACRE TRACT, A DISTANCE OF 103.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.9925 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04-12-2017 and recorded in Document 2017006686 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: 07/06/2021

Time: 10:00 AM

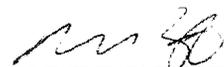
Place: Liberty County, Texas at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-ON THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. Obligations Secured. The Deed of Trust executed by JIMMY HARRISON LEGGETT AND JEAN GRACE LEGGETT, provides that it secures the payment of the indebtedness in the original principal amount of \$102,500.00, and obligations therein described including but not limited to (a) the promissory note, and (b) all renewals and extensions of the note. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Tiffany Jackson whose address is c/o AVI Title Services, LLC, 5177 Richmond Avenue, Suite 1250, Houston, TX 77056. I declare under penalty of perjury that on 4-15-21 I filed this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.