

# NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	William Gleason and Michelle Gleason	<b>Deed of Trust Date</b>	April 20, 2018
<b>Original Mortgagee</b>	Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Mortgage Solutions of Colorado, LLC, its successors and assigns	<b>Original Principal</b>	\$208,791.00
<b>Recording Information</b>	Instrument #: 2018008603 in Liberty County, Texas	<b>Original Trustee</b>	Black, Mann & Graham, L.L.P.
<b>Property Address</b>	220 County Rd. 2234-1, Cleveland, TX 77327	<b>Property County</b>	Liberty

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Servis One, Inc. dba BSI Financial Services	<b>Mortgage Servicer</b>	BSI Financial Services
<b>Current Beneficiary</b>	Servis One, Inc. dba BSI Financial Services	<b>Mortgage Servicer Address</b>	1425 Greenway Drive, Suite 400, Irving, TX 75038

**SALE INFORMATION:**

<b>Date of Sale</b>	08/02/2022
<b>Time of Sale</b>	10:00 AM or no later than 3 hours thereafter
<b>Place of Sale</b>	The front steps of the Courthouse, on the South side, with an address of 1923 Sam Houston County Courthouse in Liberty County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioner's Court.
<b>Substitute Trustees</b>	Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Auction.com, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**  
**ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING 0.998 ACRES, MORE OR LESS, IN THE MOSES DONAHOE SURVEY, A-25, LIBERTY COUNTY, TEXAS, SAID LANDS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: A TRACT OR PARCEL OF LAND CONTAINING 0.998 ACRE BEING THE EASTERLY 1/2 OF LOT 43, BLOCK 1 OF MIZELL FARMS SUBDIVISION NOW UNRECORDED ORIGINALLY FILED FOR RECORD IN VOLUME 6, PAGE 90 OF THE LIBERTY COUNTY MAP RECORDS AND REFERENCED EVEN THOUGH VACATED OUT OF THE MOSES DONAHOE SURVEY, ABSTRACT 25 IN LIBERTY COUNTY, TEXAS BEING THE SAME PROPERTY CONVEYED TO JAMES R. AND BEVERLY A. SEALY IN INSTRUMENT RECORDED IN VOLUME 1689, PAGE 690 OF THE OFFICIAL RECORDS OF LIBERTY COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN VACATED BY COMMISSIONERS COURT DECISION AND RECORDED IN VOLUME 12, PAGE 481 OF THE MINUTES OF COMMISSIONERS COURT OF LIBERTY COUNTY, SAID 0.998 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT: BEGINNING AT 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 43 AND THE NORTHWEST CORNER OF LOT 41 OF SAID SUBDIVISION BEING LOCATED SOUTH 84 DEGREES 57' 00" WEST A DISTANCE OF 600.00 FT. FROM A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GILLEN ROAD (60 FT. IN WIDTH-ALSO KNOWN AS COUNTY ROAD NO. 2234-1) AT THE WEST RIGHT-OF-WAY LINE OF MIZELL ROAD OR COUNTRY ROAD NO 2234 ALSO SET 5/8 INCH ROD MARKING THE NORTHWEST CORNER OF THE JAMES H. HARPER, JR. ET UX HELEN HARPER TRACT IN LOT 41 AS DESCRIBED IN VOLUME 1716, PAGE 354 OF THE**

## **NOTICE OF TRUSTEE'S SALE**

**OFFICIAL RECORDS OF LIBERTY COUNTY DEED DATED APRIL 13, 1998 AT A FENCE CORNER AND THE SOUTH RIGHT-OF-WAY LINE OF GILLEN ROAD AND LOCATED NORTH 84 DEGREES 57 MINUTES 00 SECONDS EAST 900.25 FT. FROM A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF THE TROY M. BURNS SO CALLED 1.995 ACRE TRACT RECORDED IN VOLUME 1668, PAGE 46 OF THE OFFICIAL RECORDS OF LIBERTY COUNTY; THENCE SOUTH 01 DEGREES 00 MINUTES 00 SECONDS EAST WITH SAID FENCE LINE AND THE DIVISION LINE BETWEEN THIS SEALY TRACT AND SAID HARPER TRACT AND BETWEEN LOTS 43 AND 41 A DISTANCE OF 290.40 FT. TO A 5/8 INCH ROD AT A FENCE CORNER MARKING THE SOUTHWEST CORNER OF SAID HARPER AND THE SOUTHEAST CORNER OF SAID SEALY; THENCE SOUTH 84 DEGREES 57 MINUTES 00 SECONDS WEST WITH THE SOUTH BOUNDARY OF SAID SEALY TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1689, PAGE 690 OF THE OFFICIAL RECORDS OF LIBERTY COUNTY A DISTANCE OF 150.00 TO A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER OF SAID SEALY TRACT AND THE SOUTHEAST CORNER OF THE KENNETH B. MCCARTHUR AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1721, PAGE 34 OF THE OFFICIAL RECORDS OF LIBERTY COUNTY; THENCE NORTH 01 DEGREES 00 MINUTES 00 SECONDS WEST WITH THE DIVISION LINE BETWEEN SAID MCCARTHUR AND SAID SEALY TRACTS AND THE MID-LINE OF LOT 43 A DISTANCE OF 290.40 FT. TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID GILLEN ROAD; THENCE NORTH 84 DEGREES 57 MINUTES 00 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID GILLEN ROAD A DISTANCE OF 150.00 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.998 ACRE OF LAND, PLUS ALL IMPROVEMENTS THEREON.**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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 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 other 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 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

# NOTICE OF TRUSTEE'S SALE

Pursuant to 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 any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**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 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.**

**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.**

Dated June 29, 2022.

/s/ Selim H. Taherzadeh *Taherzadeh*  
Scott Crist *Sub. Transfer*  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

FILED  
at 12:00 o'clock P M

JUN 30 2022

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

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S 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.

**DEED OF TRUST INFORMATION:**

**Date:** 04/11/2018  
**Grantor(s):** KENNETH MARSHALL AND JEANETTE MARSHALL, A MARRIED COUPLE  
**Original Mortgagee:** JPMORGAN CHASE BANK, N.A.  
**Original Principal:** \$198,000.00  
**Recording Information:** Instrument 2018008045  
**Property County:** Liberty  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 9480 PLUM GROVE RD, CLEVELAND, TX 77327

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer:** JPMorgan Chase Bank, N.A.  
**Current Beneficiary:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of August, 2022  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON in Liberty County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Liberty County Commissioner's Court, at the area most recently designated by the Liberty County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Ojan, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. 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.
2. Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Ojan, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED  
12:00 o'clock P M

JUN 30 2022

LEE H. CHAMBERS  
CLERK, LIBERTY COUNTY, TEXAS  
Adrian Dwyer DEPUTY

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Olan, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Tommy Jackson whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 6-20-22 I filed and / or recorded 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.

By: Tommy Jackson

Exhibit "A"

ALL THAT CERTAIN 2.97 ACRES OF LAND SITUATED IN THE ANN HOLHOUSEN SURVEY, ABSTRACT NO. 208, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THE DIANNE YOES CALLED 57.50 ACRE TRACT AS RECORDED IN DOCUMENT NO. 2003004428, OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, AND SAME BEING RECORDED IN VOLUME 1784, PAGE 406 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAID 2.97 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE WEST MARGIN OF PLUM GROVE ROAD (F.M. 1010) FOR THE NORTHEAST CORNER OF SAID 57.50 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE ALONG THE EAST LINE OF SAID 57.5 ACRE TRACT AND THE WEST LINE OF SAID PLUM GROVE ROAD, SOUTH 00 DEGREES 16 MINUTES 25 SECONDS WEST, A DISTANCE OF 418.86 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT;  
THENCE WEST, A DISTANCE OF 307.72 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LOUIS BREGMAN" FOUND FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT;  
THENCE NORTH, A DISTANCE OF 418.86 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LOUIS BREGMAN" FOUND FOR THE NORTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE NORTH LINE OF SAID 57.50 ACRE TRACT;  
THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 309.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.97 ACRES OR 129,311 SQUARE FEET OF LAND, MORE OR LESS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. **Date, Time, and Place of Sale.**

Date: August 02, 2022

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

Place: THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 30, 2011 and recorded in Document CLERK'S FILE NO. 2011013244 real property records of LIBERTY County, Texas, with CRYSTAL ANN FOSTER-SMITH AND DESHUN JAY FOSTER-SMITH, grantor(s) and WALTER MORTGAGE COMPANY, LLC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CRYSTAL ANN FOSTER-SMITH AND DESHUN JAY FOSTER-SMITH, securing the payment of the indebtednesses in the original principal amount of \$54,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE  
MAILSTOP 015  
GREENVILLE, SC 29601

FILED  
at 12:00 o'clock P M

JUN 30 2022

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



**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.**

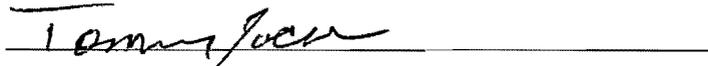
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TOMMY JACKSON, KEATA SMITH, MARGIE ALLEN, OR KYLE BARCLAY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-30-22 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 10-30-22

**EXHIBIT "A"**

A ONE ACRE TRACT OF LAND OUT OF AN 11 ACRE TRACT, AS DESCRIBED IN VOLUME NUMBER 725, AT PAGE 800, DEED RECORDS IN THE AMOS GREEN LEAGUE, ABSTRACT NUMBER 41, LIBERTY, COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

START AT A RAILROAD TIE FENCE CORNER, ON THE EAST LINE OF PAVED COUNTY ROAD NUMBER 2098 FOR THE SOUTHWEST CORNER OF THE SAID ELEVEN ACRES THENCE, N 1 DEGREE 29' 00" W, 127.00 FEET, WITH THE SAID EAST LINE OF COUNTY ROAD NUMBER 2098 TO AN IRON PIN AT THE SOUTHWEST CORNER, AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND;

THENCE CONTINUE, N 1 DEGREES 29' 00" W, 51.00 FEET WITH THE SAID EAST LINE OF COUNTY ROAD NUMBER 2098, TO AN IRON PIN FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND;

THENCE, NO. 58 DEGREES 17' E, 304.50 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND.

THENCE, S 31 DEGREE 43' 00" E. 223.73 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND.

THENCE, S 86 DEGREES 50' 10" 375.90 FEET TO THE POINT OF THE BEGINNING, CONTAINING 1.00 ACRE OF LAND MORE OR LESS.

at 11:40 FILED A M  
o'clock

## Notice of Foreclosure Sale

JUN 29 2022

June 29, 2022

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

Homestead Lien Contract and Deed of Trust ("Deed of Trust"):

Dated: October 22, 2007

Grantor: Albert Lindsay Delaney and Jerre Lynn McCarty Delaney

Trustee: A.J. Hartel III

Substitute Trustee: Christina Varela Chrisco

Lender: The First Liberty National Bank

Recorded in: 2007014823 of the real property records of Liberty County, Texas, being modified and extended under Agreement recorded in 2017017985 of the real property records of Liberty County, Texas and modified and extended under Agreement recorded in 2020012315 of the real property records of Liberty County, Texas and modified and extended under Agreement recorded in 2021018945 of the real property records of Liberty County, Texas.

Legal Description: Being two tracts in the Julius Gilchrist Survey, Abstract No. 200, Liberty County, Texas as described in Exhibit "A" attached.

Secures: Home Equity Adjustable Rate Note ("Note") in the original principal amount of \$99,999.00, executed by Albert Lindsay Delaney and Jerre Lynn McCarty Delaney ("Borrower") and payable to the order of Lender

Modifications and Renewals: Modification and Extension Agreements dated September 19, 2017, April 24, 2020, and April 2, 2021 (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Foreclosure Sale:

**Date:** Tuesday, August 2, 2022

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

**Place:** **1923 Sam Houston St., Liberty, Texas 77575, southside steps of the courthouse.**

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that The First Liberty National Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, The First Liberty National Bank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The First Liberty National Bank filed an application requesting the foreclosure of the Note. On April 6, 2022, the County Court at Law No. 2 of Liberty County, Texas entered an Order Granting Rule 736 Application for Foreclosure of Home Equity Lien.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of The First Liberty National Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The First Liberty National Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If The First Liberty National Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by The First Liberty National Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

further conditions shall be announced before bidding is opened for the first sale of the day held by 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.**

**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.**

STRATTON & CHRISCO  
P.O. Box 230  
609 Travis Street  
Liberty, TX 77575  
Tel: (936) 336-5766  
Fax: (936) 336-5768

By: *Christina Varela Chrisco*

CHRISTINA VARELA CHRISCO  
State Bar No. 24091390  
cvc@slfliberty.com

Attorney for The First Liberty National Bank

EXHIBIT "A"

TRACT 1:

BEING 1.16 ACRES OF LAND IN AND OUT OF THAT CERTAIN 320 ACRES TRACT "NO. ONE" IN THE JULIAN GILCHRIST SURVEY, ABSTRACT 200, LIBERTY COUNTY, TEXAS, SAID TRACT "NO. ONE" BEING A PART OF THAT SAME LAND CONVEYED TO M. C. MCCARTY, JR. AND WIFE GERALDINE BY DEED DATED THE 24th DAY OF NOVEMBER, 1961 AND RECORDED IN VOLUME 533, PAGE 612 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAID 1.16 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS, TO-WIT:

COMMENCING at a 1-1/4" iron pipe in the North line of said Julian Gilchrist Survey as set by R. S. Partlow and described in Deed of Record in Volume 345, Page 460 of the Deed Records of Liberty County, Texas. THENCE: S88°32'45"E along the South line of the E. Coleman and the North line of J. Gilchrist; at 458.21 Feet found a 3/4" iron rod in the West right of way line of P. H. Highway 1011 and at 802.02 Feet set a 3/2" iron rod in the East right of way line of said P. H. Highway and at a total distance of 1628.84 Feet set a 1/2" iron rod for the Northwest corner and POINT OF BEGINNING of said 1.16 acre tract herein described.

THENCE: E 48°22'48" E along the North line of said Gilchrist Survey (same being the North Line of 1.16 acre tract herein described) for a distance of 283.43 Feet to a 1/2" iron rod set for the Northeast corner of said 1.16 acre tract herein described.

THENCE: E 08°45'38" W along the East line of said 1.16 acre tract herein described for a distance of 201.16 Feet to a 1/2" iron rod set for the Southeast corner of said 1.16 acre tract herein described.

THENCE: N 80°22'45" W along the South line of said 1.16 acre tract of land herein described for a distance of 241.88 Feet to a 1/2" iron rod set for the Southwest corner of said 1.16 acre tract herein described.

THENCE: N 00°37'15" E along the West line of said 1.16 acre tract herein described for a distance of 200.00 Feet to the POINT OF BEGINNING and containing 1.16 acres of land.

TRACT 2:

A 1.0 acre tract of land situated in the Julius Gilchrist Survey, Abstract No. 200, Liberty County, Texas, and being out of and a part of the residue of Tract One, called 320 acres, conveyed to H. C. McCarty, Jr., et ux, by Hubert Taylor, Jr., et ux, by deed dated November 24, 1961, and recorded in Volume 533, Page 612 of the Deed Records of Liberty County, Texas. This 1.0 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE NORTH LINE OF A 1.16 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1647, PAGE 455, AND NORTH LINE OF ANOTHER 1.16 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1712, PAGE 92, BOTH OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

BEGINNING at a 5/8ths inch iron rod found for the Northwest corner of this tract of land, the Northeast corner of a 1.16 acre tract of land

EXHIBIT "A"

conveyed to Jarre' Lynn Peterson by H. C. McCarty, Jr., et ux, by deed dated December 8, 1993, recorded in Volume 1447, Page 433 of the Official Public Records of Liberty County, Texas, in the South line of the 8.47 acres called First Tract conveyed to Jerry Wayne Thompson, et ux, by Roger A. Smith, et ux, by deed dated January 11, 1978, in Volume 816, Page 273 of the Deed Records of Liberty County, Texas, in the North line of the Julius Gilchrist Survey and in the South line of the Rebecca Coleman Survey, Abstract No. 156, Liberty County, Texas;

THENCE South 89° 22' 45" East with the North line of this tract of land, the South line of said called 8.47 acre tract of land, the North line of said Julius Gilchrist Survey and the South line of said Coleman survey, a distance of 206.80 feet to a 1/2 inch iron rod with cap set for the Northeast corner of this tract of land;

THENCE South 08° 37' 15" West with the East line of this tract of land a distance of 200.18 feet to a 1/2 inch iron rod with cap set for the Southeast corner of this tract of land;

THENCE North 89° 22' 45" West with the South line of this tract of land a distance of 228.40 feet to a 5/8ths inch iron rod found for the Southwest corner of this tract of land and the Southeast corner of said Peterson 1.16 acre tract of land;

THENCE North 06° 46' 46" East with the West line of this tract of land and the East line of said Peterson 1.16 acre tract of land a distance of 201.34 feet to the PLACE OF BEGINNING, containing within said boundaries 1.0 acre of land.

## Notice of Substitute Trustee Sale

**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.**

at 2:30 FILED P o'clock. \_\_\_\_\_ M

### 1. Date, Time and Place of Sale:

JUN 23 2022

**Date:** Tuesday, August 2, 2022

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

**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 **Jilberto Bahena & Viviana Stephany Garcia** and recorded on **October 1, 2020** in **Document Number 2020040508** of the real property records of Liberty County, Texas with **Jilberto Bahena & Viviana Stephany Garcia**, Grantor(s) and, **10200 Hempstead 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 **\$82,950.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **October 1, 2020**.



## Notice of Substitute Trustee Sale

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FILED  
at 2:30 o'clock P M

JUN 23 2022

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

### 1. Date, Time and Place of Sale:

**Date:** Tuesday, August 2<sup>th</sup>, 2022

**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 **Kate Vidal Camacho & Lorenzo Ernesto Hernandez Estrada** and recorded on **September 1, 2020** in **Document Number 2021014797**, of the real property records of **Liberty County, Texas** with **Kate Vidal Camacho & Lorenzo Ernesto Hernandez Estrada**, 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 **\$69,450.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **September 1, 2020**.



## Notice of Substitute Trustee Sale

**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.**

FILED P  
at 2:30 o'clock M

JUN 23 2022

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

**1. Date, Time and Place of Sale:**

**Date:** Tuesday, August 2<sup>th</sup>, 2022

**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 of 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 **Domingo De La Cruz** and recorded on **August 7, 2021** in **Document Number 2022024434**, of the real property records of **Liberty County, Texas** with **Domingo De La Cruz**, 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 **\$113,900.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **August 7, 2021**.

**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 **Joel Claybrook**, located at **2537 S. FM 148, Crandall, Texas 75114** as 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 23, ACRES 2.42, Liberty County aka 590 CR 3295 CLEVELAND, TX 77327, A subdivision of 100.66 Acers 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: 6/21/22

**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 Substitute Trustee Sale

**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.**

FILED  
at 2:30 o'clock P M

JUN 23 2022

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

### 1. Date, Time and Place of Sale:

**Date:** Tuesday, August 2<sup>th</sup>, 2022

**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 **Asuncion Gomez Leon & Maria Isabel Rivera** and recorded on **May 15, 2020** in **Document Number 2020016724**, of the real property records of **Liberty County, Texas** with **Asuncion Gomez Leon & Maria Isabel Rivera**, 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 **\$110,000.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **May 15, 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 **Joel Claybrook**, located at **2537 S. FM 148, Crandall, Texas 75114** as 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 39, ACRES 5.49, Liberty County aka Corner of CR 3295 & 3296 CLEVELAND, TX 77327, A subdivision of 100.66 Acers 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: 6/21/22

**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.**