

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 25, 2021

DEED OF TRUST:

DATE: June 18, 2020
GRANTOR ANGEL RIVERA ELIZALDE & FERNANDO RIVERA
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: CANELO INVESTMENTS, LLC
COUNTY WHERE PROPERTY IS LOCATED: LIBERTY
RECORDED IN: Document # 2020026804 of the Real Property Records of LIBERTY County, Texas.
PROPERTY: BEING 1.977 ACRES, LOT 9, BLOCK 1, CROOKED CREEK SUBDIVISION, MORE FULLY DESCRIBED IN NO. 2009-019429 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (PIDN 37977)

NOTE:

DATE: June 18, 2020
AMOUNT: One Hundred Twenty Three Thousand Four Hundred Fifty Dollars and No Cents (\$ 123,450.00)
MAKER: ANGEL RIVERA ELIZALDE & FERNANDO RIVERA
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, AUGUST 3rd, 2021

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.

3:40 P



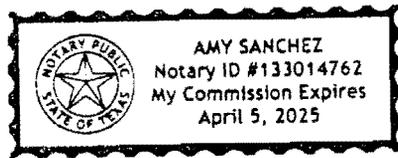
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

ELVA L. CARREON-TJERINA

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L. CARREON-TJERINA 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 25, 2021



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

After recording return to:
ELVA L. CARREON-TJERINA
1106 N AVENUE E
HUMBLE, TX 77338

NOTICE OF FORECLOSURE 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 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: LOT NO 12 BLOCK NO 1 OF THE KINDT SUBDIVISION TO THE TOWN OF DAYTON BEING THAT LOT IN SAID SUBDIVISION WHICH IS LOCATED IN THE LOT NO 1 BLOCK NO 38 OF THE ORIGINAL TOWN OF DAYTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 PAGE 23 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06-11-2004 and recorded in Document 2004012243 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: 08-03-2021

Time: 11:00 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.

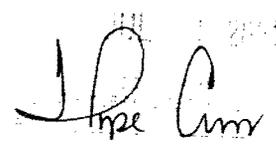
5. Obligations Secured. The Deed of Trust executed by DARRYL HARRISON AND ROSE M. FORD HARRISON, provides that it secures the payment of the indebtedness in the original principal amount of \$60,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8 c/o PHH MORTGAGE CORPORATION, 1 Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8 obtained a Order from the UNITED STATES DISTRICT COURT - EASTERN DISTRICT OF TEXAS, BEAUMONT DIVISION on 03/23/2020 under Cause No. 1:19-cv-00453. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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

10:15 A


Certificate of Posting

I am J. P. Carr, whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 7-1-21 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.



NOTICE OF FORECLOSURE SALE

Deed of Trust ("Deed of Trust"):

at 10:50 FILED o'clock A M

Dated: April 28, 2016

JUL 01 2021

Grantor: Victor Antonio and Irma Gonzalez

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

Trustee: Jaime Carter

Lender: Antioco Ibarra and Irma Ibarra

Recorded in: Instrument Number 2016007181 of the real property records of Liberty County, Texas.

Legal Description: A tract of land in the Meredith Duncan League, Abstract Number 29, Liberty, Texas and being the same property described in the foregoing referenced Deed of Trust.

Secures: Promissory Note ("Note") in the original principal amount of \$90,000.00, executed by Victor Antonio and Irma Gonzalez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 3, 2021

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 9:00 a.m. and not later than three hours thereafter.

Place: Southside steps of the Liberty County Courthouse located at 1923 Sam Houston Street, Liberty, Texas 77575

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 Antioco Ibarra and Irma Ibarra'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, Antioco Ibarra and Irma Ibarra, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Antioco Ibarra and Irma Ibarra's election to proceed against and sell both the real property

and any personal property described in the Deed of Trust in accordance with Antioco Ibarra and Irma Ibarra'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 Antioco Ibarra and Irma Ibarra 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 Antioco Ibarra and Irma Ibarra. 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.

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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.



Christina Varela Chrisco
Attorney for Antioco Ibarra and Irma Ibarra

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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DEED OF TRUST INFORMATION:

Date: February 13, 2020

Grantor(s): Aaron Renne Nevarez and Valerie Marie Nevarez, husband and wife

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services

Original Principal: \$199,700.00

Recording Information: 2020005594

Property County: Liberty

Property: **TRACT 1: Lot FOUR HUNDRED SIXTY-THREE (463), Block THREE (3) of SANTA FE, Section ONE (1), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2017005075, and Plat amended by County Clerk's File No. 2019027036, both of the Official Public Records of Liberty County, Texas.**

TRACT 2: Lot FOUR HUNDRED SIXTY-FOUR (464), Block THREE (3) of REVISED PLAT OF SANTA FE, Section ONE (1), a recorded subdivision of Liberty County, Texas, according to the Map or Plat recorded in County Clerk's File No. 2018003494, of the Official Public records of Liberty County, Texas.

Property Address: 108 Road 5112
Cleveland, TX 77327

MORTGAGE SERVICING INFORMATION:

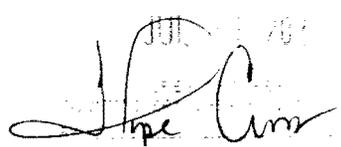
The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Mortgage Servicer: Cascade Financial Services
Mortgage Servicer: P.O. Box 15035
Address: Suite 150
Chandler, AZ 85244

SALE INFORMATION:

Date of Sale: August 3, 2021
Time of Sale: 10:00 am or within three hours thereafter.
Place of Sale: The south side of the Courthouse, 1923 Sam Houston at the front steps of the Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

PLG File Number: 21-004418-1

10:15 A
1
JUL 2021


Substitute Trustee: **Tommy Jackson, Ron Harmon, Carolyn Ciccio, Keata Smith, or Carlos R. Hernandez-Vivoni, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 Dallas, TX 75240**

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Ron Harmon, Carolyn Ciccio, Keata Smith, or Carlos R. Hernandez-Vivoni, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Tommy Jackson, Ron Harmon, Carolyn Ciccio, Keata Smith, or Carlos R. Hernandez-Vivoni, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Tommy Jackson
Tommy Jackson
Padgett Law Group Sub. Trustee
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520