

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **Dawn Jardine**, of Liberty County, Texas, dated January 4, 2014 and duly recorded under Clerk's File No. 2014004581, of the Official Public Records of Liberty County, Texas, I will, as Substitute Trustee under the Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of the indebtedness, default having been made in the payment thereof, sell on **Tuesday, August 6, 2019**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. The real property is located in Liberty County, Texas, and is described as follows, to-wit:

That certain tract of land containing 5.0 acres out Lots Forty (40) and Forty-One (41) of the MacDonal subdivision, a subdivision in the East 1/2 of the James Eldridge Survey, Abstract No. 182, Liberty County, Texas and being the same tract of land described in that certain Warranty Deed with Vendor's Lien Retained recorded in Clerk's File Number 2014004579, of the Official Public Records of Liberty County, Texas.

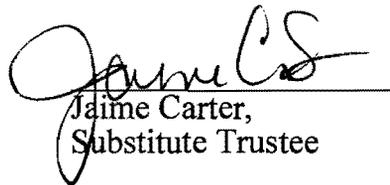
THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

Executed the 5<sup>th</sup> day of July 2019.

at 11:27 FILED  
o'clock A M

JUL 05 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Christina M. Garcia DEPUTY

  
Jaime Carter,  
Substitute Trustee

ADDRESS AND TELEPHONE NUMBER  
OF SUBSTITUTE TRUSTEE

Jaime Carter  
312 Main  
Liberty, Texas 77575  
936-336-5776

## NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

Lot 97, Block 5, Unit 6 Cypress Lakes Subdivision, according to the map or plat thereof as recorded in the Plat Records of Liberty County, Texas.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is that certain Deed of Trust executed by Cindy White, dated June 25, 2017 (the "Debtor"), and recorded as County Clerk File No. 2017012927 of the Official Public Records of Liberty County, Texas (the "Deed of Trust"), securing payment of a Deed of Trust Note in the original principal amount of \$62,990.00 (the "Note").

3. **Current Holder of the Note and beneficiary under the Deed of Trust.**

Jeserra Capital, LLC.

at 9:30 FILED A  
o'clock M

JUL 10 2019

4. **Date, Time and Place of Sale.**

**Date:** August 6, 2019

**Time:** The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.

**Place:** The sale will be conducted at the South entrance of the Liberty County Courthouse, 1923 Sam Houston Street, Liberty, Texas 77575 in the area designated by the Commissioners' Court.

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY *Christina Macias* DEPUTY

5. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, pursuant to the terms of the Deed of Trust and Section 51.002 of the Texas Property Code. The property will be sold 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Prospective bidders are reminded that by law, the 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

6. **Obligations Secured.** The Deed of Trust secures the payment of the indebtedness and obligations therein described including but not limited to the promissory note and any renewals and extensions of the thereof. As of the date hereof, the unpaid principal balance and earned interest owed under the Note is \$59,379.31 plus \$500.00 in trustee and attorneys fees.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Note Holder has requested the Trustee (or a substitute trustee if one is designated) to conduct this sale as provided by the Deed of Trust.



William Palmer, 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.

## NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

Lot 467, Block 8, Unit 2 Cypress Lakes Subdivision, according to the map or plat thereof as recorded in the Plat Records of Liberty County, Texas.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is that certain Deed of Trust executed by Christina Rovira, dated February 3, 2018 (the "Debtor"), and recorded as County Clerk File No. 2018010200 of the Official Public Records of Liberty County, Texas (the "Deed of Trust"), securing payment of a Deed of Trust Note in the original principal amount of \$31,500.00 (the "Note").

3. **Current Holder of the Note and beneficiary under the Deed of Trust.**

Jeserra Capital, LLC.

at 9:30 FILED  
o'clock A M

JUL 10 2019

4. **Date, Time and Place of Sale.**

**Date:** August 6, 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
Clara H. Morias DEPUTY

**Time:** The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.

**Place:** The sale will be conducted at the South entrance of the Liberty County Courthouse, 1923 Sam Houston Street, Liberty, Texas 77575 in the area designated by the Commissioners' Court.

5. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, pursuant to the terms of the Deed of Trust and Section 51.002 of the Texas Property Code. The property will be sold 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Prospective bidders are reminded that by law, the 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

6. **Obligations Secured.** The Deed of Trust secures the payment of the indebtedness and obligations therein described including but not limited to the promissory note and any renewals and extensions of the thereof. As of the date hereof, the unpaid principal balance and earned interest owed under the Note is \$30,792.93 plus \$500.00 in trustee and attorneys fees.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Note Holder has requested the Trustee (or a substitute trustee if one is designated) to conduct this sale as provided by the Deed of Trust.



William Palmer, 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.

**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**

FILED P  
at 12:00 o'clock M

**JUL 08 2019**

STATE OF TEXAS )

COUNTY OF MONTGOMERY )

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

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated OCTOBER 1, 2015, RENEE ZIEGELBAUER conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CONROE, County of MONTGOMERY, Texas, to wit:

Being TRACT NO. 5, Block 1 Out of CEDARLANE ESTATES, Phase, being 2.2180 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume CABINET G, Page SHEET 147 In the Real Property Records of MONTGOMERY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$80,000.00 executed by RENEE ZIEGELBAUER 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. 91145-2015113971-5, Volume , Page , of the Deed of Trust Records of MONTGOMERY 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 AUGUST, 2019, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at SPACE OUTSIDE THE WEST ENTRANCE TO THE COURTHOUSE WHICH INCLUDES THE AREA BOUNDED BY THE ENTRANCE DOORS TO THE BRICK RETAINING WALL TO THE BOTTOM OF THE STEPS AND PARKING WALLS TO THE NORTH AND SOUTH OF THE ENTRANCE. of the MONTGOMERY County Courthouse, CONROE, 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 JULY 2, 2019.

SHANA ELLINGTON  
Substitute Trustee

AFTER RECORDING RETURN TO:  
5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

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

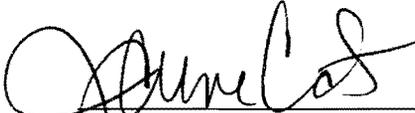
Pursuant to authority conferred upon me by that certain Deed of Trust executed by **PATRICIA LOPEZ**, of Liberty County, Texas, dated November 2, 2013 and duly recorded in Clerk's file number 2013016814 of the Official Public Records of Liberty County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, August 6, 2019**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

That certain 15.0 acre tract of land situated in the C.W. Fisher Survey No. 24, Abstract 657, Liberty County, Texas and more particularly described by metes and bounds in "Exhibit A" attached hereto and made a part hereof for all purposes.

THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS,

RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE  
ABOVE DESCRIBED REAL PROPERTY.

Executed the 25<sup>th</sup> day of June 2019.

  
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JAIME CARTER  
Substitute Trustee

ADDRESS OF SUBSTITUTE TRUSTEE

Jaime Carter  
312 Main  
Liberty, Texas 77575  
Telephone: 936-336-5776

FILED  
at 9:30 o'clock A M

JUL 03 2019

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

FIELD NOTES of a 15.0000 acre tract of land situated in the C. W. Fisher Survey No. 24, Abstract 657, Liberty County, Texas and being out of and a part of the residue of that certain 889.198 acres conveyed by Amoco Production Company, et al. to Medland Investments, L.L.C., by Deed dated June 15, 1999 and recorded in Volume 1780 at Page 638 of the Official Public Records of Liberty County, Texas. Said 15.0000 acres being out of and a part of that certain 42.9707 acres (Tract 2) conveyed by Medland Investments, L.L.C. to Etor Manuel Rangel, et al, by Deed dated August 26, 2013 and recorded under County Clerk's File No. 2013012958 of the Official Public Records of Liberty County, Texas. This 15.0000 acre tract of land is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.000044861. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod found in the South line of that certain 5.7524 acres Access Easement described in Instrument dated April 18, 2013 from Medland Investments, L.L.C. to Etor Manuel Rangel, et al, recorded under County Clerk's File No. 2013005274 of the Official Public Records of Liberty County, Texas for the Northwest corner of said 42.9707 acres, the Northeast corner of that certain 8.3723 acres previously survey and the Northwest corner and POINT OF BEGINNING of this tract. Said BEGINNING POINT has a State Plane Coordinate Value of Y=9,993,042.21 and X=3,997,869.24.

THENCE: North 81°44'45" East along the North line of this tract, North line of said 42.9707 acres and the South line of said 5.7524 acres for a distance of 190.34 feet to a 5/8 inch iron rod, with cap #1777, found for an angle point in said line.

THENCE: North 81°03'41" East along the North line of this tract, the North line of said 42.9707 acres and the South line of said 5.7524 acres for a distance of 434.53 feet to a 1/2 inch iron rod, with cap (BHA), set for the Northeast corner of this tract and the Northwest corner of that certain 10.0000 acres (Tract 9) surveyed this date.

THENCE: South 10°54'15" East along the East line of this tract and the West line of said Tract 9 for a distance of 1047.36 feet to a 1/2 inch iron rod, with cap (BHA), set for the Southwest corner of said Tract 9 and the Northwest corner of that certain 6.1197 acres (Tract 11) surveyed this date.

THENCE: Continue South 10°54'51" East along the East line of this tract and the West line of said 6.1197 acres for a distance of 49.35 feet to a 1/2 inch iron rod, with cap (BHA), set in the South line of said 42.9707 acres and the North line of Cedar Creek Ranch Subdivision as recorded in Volume 9 at Page 195 of the Map Records of Liberty County, Texas, for the Southeast corner of this tract and the Southwest corner of said Tract 11.

THENCE: South 79°05'09" West along the South line of this tract, the South line of said 42.9707 acres and the North line of said Cedar Creek Ranch for a distance of 566.15 feet to a 1/2 inch iron rod found for the Southwest corner of this tract, the Southwest corner of said 42.9707 acres and an interior corner of said Cedar Creek Ranch. Said point has a State Plane Coordinate Value of Y=9,991,952.98 and X=3,998,138.65.

THENCE: North 13°04'23" West along the West line of this tract, the West line of said 42.9707 acres and the Northernmost East line of said Cedar Creek Ranch Subdivision for a distance of 100.01 feet to a 1/2 inch iron rod found for an angle point in said line at the Southeast corner of that certain 10.00 acres conveyed by Medland Investments, LLC to James Hall, Jr. by Deed dated May 8, 2008 and recorded under County Clerk's File No. 2008010174 of the Official Public Records of Liberty County, Texas.

THENCE: North 12°59'19" West along the West line of this tract, the West line of said 42.9707 acres and the East line of said 10.00 acres for a distance of 557.99 feet to a 5/8 inch iron rod found for an angle point in said line at the Northeast corner of said 10.00 acres and the Southeast corner of said 8.3723 acres.

THENCE: North 15°09'05" West along the West line of this tract, the West line of said 42.9707 acres and the East line of said 8.3723 acres for a distance of 464.22 feet to the PLACE OF BEGINNING and containing within these boundaries 15.0000 acres or 653,399.96 square feet of land.

