

**NOTICE OF TRUSTEE'S SALE**

**Date:** July 24, 2019

**Trustee:** GWENDOLYN GUINN TAYLOR  
**Trustee's Physical Address:** 124 N. Travis, Cleveland, Texas 77327  
**Trustee's Mailing Address:** P. O. Box 1030, Cleveland, Texas 77328

**Mortgagee:** JEFFREY VERCHER and ANNA VERCHER  
**Note:** Note dated June 28, 2018, in the original principal sum of \$16,000.00

**Deed of Trust**

**Date:** June 28, 2018  
**Grantor:** REBECCA CASTILLO  
**Mortgagee:** JEFFREY VERCHER and ANNA VERCHER  
**Recording information:** Instrument 2018014862 Official Public Records, Liberty County, Texas

**Property:** Lots Twenty-Seven (27), Twenty-Eight (28) and Twenty-Nine (29) of HORSESHOE LAKES ESTATES, Section Eight (8), in the J. F. DeRumayor Survey, Abstract No. 103, Liberty County, Texas, according to the map or plat thereof recorded in Volume 6, Page 31 of the Map Records of Liberty County, Texas

**County:** Liberty

**Date of Sale (first Tuesday of month):** September 3, 2019

**Time of Sale:** beginning no earlier than 10:00 a.m. or within three hours thereafter

**Place of Sale:** Front Steps on South Side of Liberty County Courthouse, 1923 Sam Houston, Liberty, 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.

**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.**

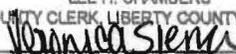
Mortgagee has appointed GWENDOLYN GUINN TAYLOR as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that on the Date of Sale, Trustee or Trustee's agent will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



GWENDOLYN GUINN TAYLOR  
Trustee  
Mailing Address: P. O. Box 1030, Cleveland, Texas 77328  
Physical Address: 124 N. Travis, Cleveland, Texas 77327

FILED  
at 11:35 o'clock  M

JUL 29 2019

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

**NOTICE OF TRUSTEE'S SALE**

**Date:** July 2, 2019

**Trustee:** GWENDOLYN GUINN TAYLOR  
**Trustee's Physical Address:** 124 N. Travis, Cleveland, Texas 77327  
**Trustee's Mailing Address:** P. O. Box 1030, Cleveland, Texas 77328

**Mortgagee:** KARLA Y. MARTINEZ  
**Note:** Note dated March 19, 2018, in the original principal sum of \$63,000.00

**Deed of Trust**

**Date:** March 19, 2018  
**Grantor:** SANDRA MENDEZ ZENTENO  
**Mortgagee:** KARLA Y. MARTINEZ  
**Recording information:** Instrument 2018006254 Official Public Records, Liberty County, Texas  
**Property:** Being 1.000 acre of land situated in the Josiah Blackman Survey, Abstract No. 135, Liberty County, Texas, and being out of a called 10 acre tract, called Lot 60 of Harvest Acres as recorded in Volume 1, Page 4 of the Map Records of Liberty County, Texas, said 1.000 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Said 1.00 acre of land being a subservient estate subject to that certain Private Road Easement Agreement created by Instrument No. 2018006252 filed in the Official Public Records of Liberty County, Texas, being a 1.35 acre 60 foot wide ingress and egress easement situated in the Josiah Blackman Survey, Abstract No. 135, Liberty County, Texas. Said 1.35 acre tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

**County:** Liberty

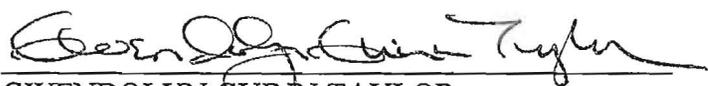
**Date of Sale (first Tuesday of month):** September 3, 2019

**Time of Sale:** beginning no earlier than 10:00 a.m. or within three hours thereafter

**Place of Sale:** Front Steps on South Side of Liberty County Courthouse, 1923 Sam Houston, Liberty, 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

**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.**

Mortgagee has appointed GWENDOLYN GUINN TAYLOR as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that on the Date of Sale, Trustee or Trustee's agent will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



GWENDOLYN GUINN TAYLOR  
Trustee  
Mailing Address: P. O. Box 1030, Cleveland, Texas 77328  
Physical Address: 124 N. Travis, Cleveland, Texas 77327

FILED  
11:35 o'clock  
M

JUL 29 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY: *Veronica Sierra* DEPUTY

## Exhibit "A"

### 1.000 ACRE

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.000 ACRE SITUATED IN THE JOSIAH BLACKMAN SURVEY, ABSTRACT No. 133, LIBERTY COUNTY, TEXAS, AND BEING OUT OF A CALLED 10 ACRE TRACT, CALLED LOT 60 OF HARVEST ACRES AS RECORDED IN VOLUME 1, PAGE 4, MAP RECORDED LIBERTY COUNTY, TEXAS; SAID 1.000 ACRE TRACT BEING OUT OF THE SAME TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE No. 2015011873 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 5/8 inch iron rod set in the south margin of County Road No. 370, also known as East River Road (40 foot R.O.W.) for the northeast corner of a 1.87 acre tract, called Tract 1 surveyed this day out of said Lot 60, from which a found 1-inch iron pipe bears: North 43 degrees 28 minutes East, a distance of 0.4 feet and a 1-inch iron pipe found for the southeast corner of a called 2.79999 acre tract as recorded in Volume 1801, Page 6, Official Public Records Liberty County, Texas out of Lot 16 of said Harvest Acres bears: North 02 degrees 49 minutes 30 seconds West, a distance of 40.00 feet;

THENCE South 02 degrees 49 minutes 30 seconds East, a distance of 375.29 feet (called South) with the east line of said Lot 60, same being the west line of a called 5 acre tract, called the west-half of Lot 59 of said Harvest Acres as recorded in Volume 1496, Page 637, Official Public Records Liberty County, Texas to a 5/8 inch iron rod set for the southeast corner of said Tract 1, same being the northeast corner of a 1.000 acre tract, called Tract 3 surveyed this day out of said Lot 60;

THENCE South 02 degrees 49 minutes 30 seconds East, a distance of 100.25 feet (called South) with the east line of said Lot 60, same being the west line of said Lot 59 to a 5/8 inch iron rod set for the southeast corner of said Tract 3, same being the northeast corner of a 1.000 acre tract, called Tract 4 surveyed this day out of said Lot 60;

THENCE South 02 degrees 49 minutes 30 seconds East, a distance of 100.25 feet (called South) with the east line of said Lot 60, same being the west line of said Lot 59 to a 5/8 inch iron rod set for the southeast corner of said Tract 4, same being the northeast corner and POINT OF BEGINNING of this herein described tract;

THENCE South 02 degrees 49 minutes 30 seconds East, a distance of 100.25 feet (called South) with the east line of said Lot 60, same being the west line of said Lot 59 to a 5/8 inch iron rod set for the northeast corner of a 1.000 acre tract, called Tract 6 surveyed this day out of said Lot 60, same being the southeast corner of this herein described tract;

THENCE South 87 degrees 11 minutes 14 seconds West, a distance of 434.50 feet across said Lot 60 to a 5/8 inch iron rod set for the northwest corner of said Tract 6, same being the southwest corner of this herein described tract;

THENCE North 02 degrees 49 minutes 30 seconds West, a distance of 100.25 feet (called North) with the west line of said Lot 60, same being the east line of Lot 40, Block 14 of Harvest Acres, Section 1 as recorded in Volume 6, Page 7, Map Records Liberty County, Texas to a 5/8 inch iron rod set for the southwest corner of said Tract 4, same being the northwest corner of this herein described tract;

THENCE North 87 degrees 11 minutes 14 seconds East, a distance of 434.50 feet across said Lot 60 with the south line of said Tract 4 to the POINT OF BEGINNING and containing 1.000 acre.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, September 30, 2016.

  
Louis W. Bergman, IV  
R.P.L.S. No. 5815  
16-304



Exhibit "B"

**60 FOOT EASEMENT  
1.35 ACRES**

BEING ALL THAT CERTAIN EASEMENT CONTAINING 1.35 ACRES SITUATED IN THE *JOSIAH BLACKMAN SURVEY, ABSTRACT No. 135, LIBERTY COUNTY, TEXAS*, AND BEING OUT OF A CALLED 10 ACRE TRACT, CALLED LOT 60 OF HARVEST ACRES AS RECORDED IN VOLUME 1, PAGE 4, MAP RECORDS LIBERTY COUNTY, TEXAS; SAID 1.35 ACRE EASEMENT BEING OUT OF THE SAME TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE No. 2015011873 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 5/8 inch iron rod set in the south margin of County Road No. 370, also known as East River Road (40 foot R.O.W.) for the northeast corner of a 1.87 acre tract, called Tract 1 surveyed this day out of said Lot 60, from which a found 1-inch iron pipe bears: North 43 degrees 28 minutes East, a distance of 0.4 feet and a 1-inch iron pipe found for the southeast corner of a called 2.79999 acre tract as recorded in Volume 1801, Page 6, Official Public Records Liberty County, Texas out of Lot 16 of said Harvest Acres bears: North 02 degrees 49 minutes 30 seconds West, a distance of 40.00 feet;

THENCE South 02 degrees 49 minutes 30 seconds East, a distance of 375.29 feet (called South) with the east line of said Lot 60, same being the east line of a 1.000 acre tract, called Tract 3 surveyed this day out of said Lot 60, a 1.000 acre tract, called Tract 4 surveyed this day out of said Lot 60, a 1.000 acre tract, called Tract 5 surveyed this day out of said Lot 60, a 1.000 acre tract, called Tract 6 surveyed this day out of said Lot 60, a 1.000 acre tract, called Tract 7 surveyed this day out of said Lot 60 and a 1.000 acre tract, called Tract 8 surveyed this day out of said Lot 60, same being the west line of a called 5 acre tract, called the west-half of Lot 59 of said Harvest Acres as recorded in Volume 1496, Page 637, Official Public Records Liberty County, Texas to a 5/8 inch iron rod set for the southeast corner of said Tract 8, same being the southeast corner of this herein described easement, from which a found 1/2 inch iron rod bears: South 02 degrees 49 minutes 30 seconds East, a distance of 7.0 feet;

THENCE South 87 degrees 11 minutes 14 seconds West, a distance of 60.00 feet (called West) with the south line of said Lot 60, same being the north line of Lot 39 as recorded in Volume 1836, Page 545, Official Public Records Liberty County, Texas and Lot 40 as recorded in Volume 1730, Page 810, Official Public Records Liberty County, Texas of Country Colony, Section 1 as recorded in Volume 8, Page 79, Map Records Liberty County, Texas to a point in the south line of said Tract 8 for the southwest corner of this herein described easement;

THENCE North 02 degrees 49 minutes 30 seconds West, a distance of 976.64 feet across said Lot 60, same being across said Tract 8, Tract 7, Tract 6, Tract 5, Tract 4, Tract 3 and Tract 2 to a point in the south margin of said County Road No. 370 for the northwest corner of this herein described easement;

THENCE North 87 degrees 01 minutes 46 seconds East, a distance of 60.00 feet with the south margin of said County Road No. 370, same being the north line of said Tract 1 to the POINT OF BEGINNING and 1.35 acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, September 30, 2016.

  
Louis W. Bergman, IV  
R.P.L.S. No. 5815  
16-304



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



Paulette Williams, County Clerk  
Liberty County, Texas



March 20, 2018 03:12:54 PM

FEE: \$44.00 CCHAPMAN  
DTRUST 2018006254