



NOTICE OF SUBSTITUTE TRUSTEE SALE

JUL 25 2022
 LESHAUN SEK CHAMBERS
 LIBERTY COUNTY CLERK
 LIBERTY COUNTY, TEXAS



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

LOT 17, BLOCK 1, SOUTHERN CROSSING, SECTION 6, LIBERTY COUNTY, TEXAS, A SUBDIVISION OF 127.45 ACRES OUT OF A CALLED 183.82 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE NO. 2017001877 AND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS, AND IN ADDITION TO SAID REAL PROPERTY, THE CONSTRUCTION OF A SEPTIC SYSTEM ON SAID PROPERTY.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2022014048 of the 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: September 6, 2022

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: In Liberty County at the area designated by the Commissioner's Court for sales of property under a power of sale conferred by a Deed of Trust or other Contract lien as follows: Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust 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.

4. *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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$84,290.36.

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 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. The sale shall not cover any part of the property that has been released of public record 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of 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 substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness's and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$82,200.00, executed by Pastor Ramon M. Anariba and Angelica Maria Fernandez payable to the order of SCR 6, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, SCR 6, LLC at P.O. Box 2315, Humble, Texas 77347.

8. Substitute Trustee Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, as attorney for the mortgage servicer, I have named and appointed and by these presents do name and appoint myself, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, as 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.

Dated: July 22, 2022

Sincerely Yours,



Jacob L. Richardson
Attorney for SCR6, LLC
Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, TX 77339
State Bar No. 24103598

POSTING AND FILING AFFIDAVIT SUBSTITUTE TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Jacob L. Richardson appeared in person before me today and stated under oath:

“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”


“Under the direction and at the request of Jacob L. Richardson, the Trustee appointed to enforce the power of sale contained in the deed of trust dated March 18, 2022, executed by Pastor Ramon M. Anariba and Angelica Maria Fernandez to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2022014048 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on September 6, 2022 post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Liberty County, Texas, which is located near an entrance door to the county courthouse of Liberty County, Liberty, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, that same day.”



Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON July 22, 2022 by Jacob L. Richardson.





Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, Texas 77339

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/16/2004

Original Beneficiary/Mortgagee:
INTERBAY FUNDING, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2004000992

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
DONNA JOYCE MALISH, A SINGLE WOMAN

Current Beneficiary/Mortgagee:
U.S. Bank National Association, as Trustee successor in interest to Wachovia Bank, National Association, as Trustee for Bayview Financial Mortgage Pass-Through Trust 2004-A, Mortgage Pass-Through Certificates, Series 2004-A

Property County:
LIBERTY

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: LOT 1 IN BLOCK 1 OF SPRING FOREST ESTATES , AN ADDITION IN THE M. B. LAWRENCE SURVEY, A-306, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 147 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Date of Sale: 9/6/2022

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

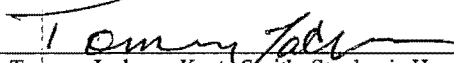
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

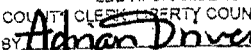
Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED
at 10:25 o'clock A M

JUL 28 2022

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

MH File Number: TX-22-93069-POS
Loan Type: Conventional Residential

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
PRICHARD, CHRISTOPHER
2519 MAPLE STREET, LIBERTY, TX 77575

FHA 5123401131703
Firm File Number: 22-038265

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 15, 2019, CHRISTOPHER A. PRICHARD, as Grantor(s), executed a Deed of Trust conveying to MEWAEL GHEBREMICHAEL, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of **LIBERTY COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2019017788, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, September 6, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **LIBERTY COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Liberty, State of Texas:

THE FOLLOWING DESCRIBED PROPERTY, TOGETHER WITH ALL IMPROVEMENTS THERETO, TO-WIT:

LOTS 14 AND 15 IN BLOCK F OF BILL DAVIS SUBDIVISION OF LOT 12, OUTER BLOCK 4, A PART OF LOT 1, OUTER BLOCKS 5, PART OF LOT 2, OUTER BLOCK 7 AND PART OF LOT 1, OUTER BLOCK 6 OF THE CITY OF LIBERTY, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 153 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Property Address: 2519 MAPLE STREET
LIBERTY, TX 77575
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TX 75019

at 10:25 FILED _____
o'clock A M

JUL 28 2022

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

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 property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE

Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day July 21, 2022.

By: 

Ronny George

Texas Bar # 24123104

Grant Tabor

Texas Bar # 24027905

rgeorge@logs.com

gtabor@logs.com

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Nationstar Mortgage LLC d/b/a Mr. Cooper

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 military service to the sender of this notice immediately.

NOTICE OF TRUSTEE SALE

JUL 25 2022
 LEE HADUSEK CHAMBERS
 LIBERTY COUNTY CLERK
 LIBERTY COUNTY TEXAS
 DEPUTY CLERK



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

Lot 14, Block 1, Southern Crossing, Section 6, Liberty County, Texas, a subdivision of 127.45 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2017001877 and situated in the John Cole Survey, Abstract No. 158, Liberty County, Texas, and in addition to said real property, the construction of a septic system on said property.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2021035627 of the 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: September 6, 2022

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: In Liberty County at the area designated by the Commissioner's Court for sales of property under a power of sale conferred by a Deed of Trust or other Contract lien as follows: Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust 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 refileing may be after the date originally scheduled for this sale.

4. *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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$92,635.59.

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 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. The sale shall not cover any part of the property that has been released of public record 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of 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 substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness's and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$90,000.00, executed by Aldo Misael Gutierrez payable to the order of SCR 6, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, SCR 6, LLC at P.O. Box 2315, Humble, Texas 77347.

7. Trustee Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, as named and appointed under the Deed of Trust / Mortgagee, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE 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: July 22, 2022

Sincerely Yours,



Jacob L. Richardson
Attorney for SCR6, LLC
Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, TX 77339
State Bar No. 24103598

POSTING AND FILING AFFIDAVIT FOR TRUSTEE

STATE OF TEXAS
COUNTY OF HARRIS

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Jacob L. Richardson appeared in person before me today and stated under oath:

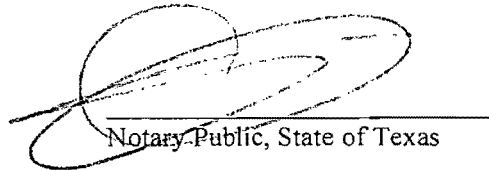
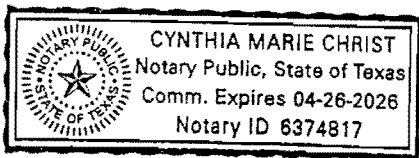
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Trustee appointed to enforce the power of sale contained in the deed of trust dated August 23, 2021, executed by Aldo Misael Gutierrez to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021035627 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on September 6, 2022 post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Liberty County, Texas, which is located near an entrance door to the county courthouse of Liberty County, Liberty, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, that same day.”



Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON July 22, 2022 by Jacob L. Richardson.


Notary Public, State of Texas


AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, Texas 77339

THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2022037619 NOT
07/25/2022 03:43:20 PM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas

JUL 25 2022

NOTICE OF TRUSTEE SALE

LEE HANDEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS



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

Lot 144, Block 4, Southern Crossing, Section 6, Liberty County, Texas, a subdivision of 127.45 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2017001877 and situated in the John Cole Survey, Abstract No. 158, Liberty County, Texas, and in addition to said real property, the construction of a septic system on said property.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2022014050 of the 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: September 6, 2022

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: In Liberty County at the area designated by the Commissioner's Court for sales of property under a power of sale conferred by a Deed of Trust or other Contract lien as follows: Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575.

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4. *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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$84,187.81.

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 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. The sale shall not cover any part of the property that has been released of public record 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.

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6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness's and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$82,100.00, executed by Natalie Merary Menjivar Ventura payable to the order of SCR 6, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, SCR 6, LLC at P.O. Box 2315, Humble, Texas 77347.

7. Trustee Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, as named and appointed under the Deed of Trust / Mortgagee, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE 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: July 22, 2022

Sincerely Yours,



Jacob L. Richardson
Attorney for SCR6, LLC
Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, TX 77339
State Bar No. 24103598

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STATE OF TEXAS
COUNTY OF HARRIS

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Jacob L. Richardson appeared in person before me today and stated under oath:

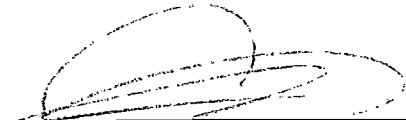
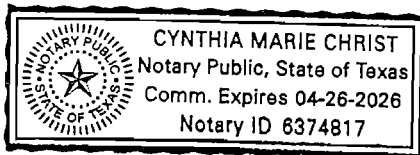
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Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON July 22, 2022 by Jacob L. Richardson.


Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, Texas 77339

THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2022037618 NOT
07/25/2022 03:43:20 PM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas

JUL 25 2022

NOTICE OF SUBSTITUTE TRUSTEE SALE

LEE HANBUSHK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
DEPUTY CLERK

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

LOT 77, BLOCK 2, SOUTHERN CROSSING, SECTION 6, LIBERTY COUNTY, TEXAS, A SUBDIVISION OF 127.45 ACRES OUT OF A CALLED 183.82 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE NO. 2017001877 AND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS, AND IN ADDITION TO SAID REAL PROPERTY, THE CONSTRUCTION OF A SEPTIC SYSTEM ON SAID PROPERTY.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2020045722 of the 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: September 6, 2022

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: In Liberty County at the area designated by the Commissioner's Court for sales of property under a power of sale conferred by a Deed of Trust or other Contract lien as follows: Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust 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 refiling may be after the date originally scheduled for this sale.

4. 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$65,988.84.

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 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. The sale shall not cover any part of the property that has been released of public record 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of 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 substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness's and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$63,000.00, executed by Ashley Monique Washington and Decoris Lamont Rucker, Jr. payable to the order of Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Southern Crossing Five, LLC at P.O. Box 2315, Humble, Texas 77347.

8. Substitute Trustee Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, as attorney for the mortgage servicer, I have named and appointed and by these presents do name and appoint myself, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, as 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.

Dated: July 22, 2022

Sincerely Yours,



Jacob L. Richardson
Attorney for SCR6, LLC
Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, TX 77339
State Bar No. 24103598

POSTING AND FILING AFFIDAVIT SUBSTITUTE TRUSTEE

STATE OF TEXAS

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§
§

COUNTY OF HARRIS

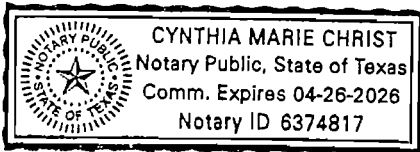
Jacob L. Richardson appeared in person before me today and stated under oath:

“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated December 7, 2020, executed by Ashley Monique Washington and Decoris Lamont Rucker, Jr. to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2020045722 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on July 22, 2022 post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Liberty County, Texas, which is located near an entrance door to the county courthouse of Liberty County, Liberty, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, that same day.”

Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON June 28, 2022 by Jacob L. Richardson.



Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, Texas 77339

**THE STATE OF TEXAS
COUNTY OF LIBERTY**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2022037617 NOT
07/25/2022 03:43:20 PM Total Fees: \$34.00

Lee Haidusek Chambers, County Clerk
Liberty County, Texas

NOTICE OF SUBSTITUTE TRUSTEE SALE

JUL 25 2022
LEE MADRUK CHANCELLER
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
DEPUTY CLERK



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

LOT 143, BLOCK 4, SOUTHERN CROSSING, SECTION 6, LIBERTY COUNTY, TEXAS, A SUBDIVISION OF 127.45 ACRES OUT OF A CALLED 183.82 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE NO. 2017001877 AND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS, AND IN ADDITION TO SAID REAL PROPERTY, THE CONSTRUCTION OF A SEPTIC SYSTEM ON SAID PROPERTY.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2022011712 of the 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: September 6, 2022

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: In Liberty County at the area designated by the Commissioner's Court for sales of property under a power of sale conferred by a Deed of Trust or other Contract lien as follows: Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust 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 refiling may be after the date originally scheduled for this sale.

4. **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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$83,982.73.

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 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. The sale shall not cover any part of the property that has been released of public record 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of 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 substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness's and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$81,900.00, executed by Elbin Marquez Anariba and Alejandrina Rubi De Marquez payable to the order of SCR 6, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, SCR 6, LLC at P.O. Box 2315, Humble, Texas 77347.

8. Substitute Trustee Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, as attorney for the mortgage servicer, I have named and appointed and by these presents do name and appoint myself, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, as 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.

Dated: July 22, 2022

Sincerely Yours,



Jacob L. Richardson
Attorney for SCR6, LLC
Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, TX 77339
State Bar No. 24103598

POSTING AND FILING AFFIDAVIT SUBSTITUTE TRUSTEE


STATE OF TEXAS
COUNTY OF HARRIS

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Jacob L. Richardson appeared in person before me today and stated under oath:

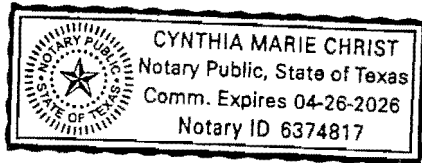
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Trustee appointed to enforce the power of sale contained in the deed of trust dated March 11, 2022, executed by Elbin Marquez Anariba and Alejandrina Rubi De Marquez to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2022011712 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on September 6, 2022 post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Liberty County, Texas, which is located near an entrance door to the county courthouse of Liberty County, Liberty, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, that same day.”



Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON July 22, 2022 by Jacob L. Richardson.





Notary Public, State of Texas

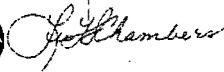
AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, Texas 77339

THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2022037616 | NOT
07/25/2022 03:43:20 PM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas