

12:52 P

Notice of Substitute Trustee Sale

Clairbett Macias

Assert and protect your rights as a member of the armed forces of the of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time and Place of Sale:

Date: Tuesday, **October 6, 2020**

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

Place: Liberty County, Texas at the following location: South side of the courthouse, 1923 Sam Houston, on the front steps of the courthouse or as designated by the county Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express of implied warranties, except to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Silbestre Corpus Vasquez** and recorded on **March 4, 2019** in **Document Number 2020026213**, of the real property records of Liberty County, Texas with **Silbestre Corpus Vasquez**, Grantor(s) and, **10200 Hempstead LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$90,900.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **March 4, 2019**.


4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **David Scheffler**, located at 10200 Hempstead Road, Suite 1-H, Houston, Texas 77092 Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. Property to be sold:

BEING **SOUTHERN FOREST, BLOCK ONE (1), LOT TWENTY NINE (29), ACRES 1.12** aka **777 CR 3773 CLEVELAND, TX 77327 & SOUTHERN FOREST, BLOCK ONE (1), LOT THIRTY (30), ACRES 1.12** aka **797 CR 3773 CLEVELAND, TX 77327** , LIBERTY COUNTY A SUBDIVISION OF 94.36 ACRES AND BEING ALL OF A 94.4527 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERKS FILE NO. 2016015187 AND BEING SITUATED IN THE MARTIN B. LAWRENCE SURVEY, ABSTRACT NO. 306 AND THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 11/11/2011

Hollis Campbell, Trustee for Lender 10200 Hempstead LLC

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.

2:15 P
SEP 15 2020
Gabriela Lira

NOTICE OF ACCELERATION AND FORECLOSURE SALE

September 7, 2020

Via Certified Mail

Return Receipt No. 7007 1490 0005 1241 3419

Maria Ruiz, (Texas Statutory Durable Power of Attorney) for Consuelo Torres
420 Glen Cove Street
Kemah, Texas 77565

Re: Notice of Acceleration and Foreclosure Sale on October 6, 2020, in connection with the property described in that certain Deed of Trust dated April 28, 2020, executed by Maria Ruiz, with a Texas Statutory Durable Power of Attorney for Consuelo Torres (the "Borrower") and Brian Darnell (the "Lender"), said Deed of Trust of which is recorded as Document No. 2020025943, in the Official Public Records of Liberty County, Texas, securing the obligations therein described (the "Indebtedness") originally payable to Lender.

Ladies & Gentlemen:

This letter and the enclosed copy of the Notice of Foreclosure Sale are being sent to you as the obligor on the Indebtedness evidenced by that certain Promissory Note dated April 28, 2020, in the original principal amount of \$15,000.00, executed by Borrower and payable to the order of Lender described in the enclosed notice. Default has occurred in the payment of the Indebtedness secured by the subject Deed of Trust and such Indebtedness has been accelerated.

The Trustee or appointed Substitute Trustee will conduct a foreclosure sale of the property encumbered by the Deed of Trust.

I am enclosing a copy of the Notice of Foreclosure Sale, which is being posted on the public notice board of the Liberty County Courthouse and in accordance with the provisions of the subject Deed of Trust. You are informed that the public auction of the property described in the Notice of Foreclosure Sale is scheduled for Tuesday, October 6, 2020, between the hours of 10:00 a.m. and 4:00 p.m. at the Liberty County Courthouse. The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be held at the location described in the Notice of Foreclosure Sale.

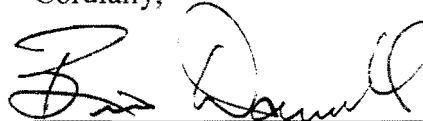
The total amount due on this indebtedness as of the date set forth below is as follows:

\$23,642.75 (principal, interest, unpaid taxes and fees) good through October 6, 2020, plus attorney's fees permitted the Lender under the Promissory Note evidencing the Indebtedness and Deed of Trust.

You will be able to prevent this foreclosure by paying the Lender before the foreclosure sale the total amount now owed that is secured by the referenced Deed of Trust, plus the additional interest that accrues to the date of payment and all attorney's fees incurred by the Lender in collecting this Indebtedness. Payment must be made in cash or by cashier's check received by Lender before conducting the foreclosure sale. Partial payments will be applied on the Indebtedness but will not prevent the foreclosure sale. If you mail payment and it is received after the sale, it will have been sent too late. To the extent permitted under the terms of the Promissory Note and applicable law, the obligors on the Promissory Note may be liable for any deficiency remaining after application of the net foreclosure sale proceeds to the Indebtedness. You may contact the undersigned about the balance owed on the Indebtedness.

If you have any questions, please contact me.

Cordially,

A handwritten signature in black ink, appearing to read "Brian Darnell", written over a horizontal line.

Brian Darnell, Lender/Appointed Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 on 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.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 22, 2019, Jerry Lynn Crowder a/k/a Jerry L. Crowder and Tabatha Crowder conveyed to Tim Williams, as Trustee, the property situated in Liberty County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a 2010 CAVCO Industries, Inc. "TX 5632CHA" manufactured home, 32' x 56', Serial Numbers CAVTX15102134A and CAVTX15102134B; HUD Label/Seal Numbers NTA1512893 and NTA1512894, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Jerry Lynn Crowder a/k/a Jerry L. Crowder and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust electronically recorded on February 26, 2019 under Document/Instrument No. 2019004601 in the Official Public Records of Liberty County, Texas (hereinafter "Deed of Trust"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

FILED
at 10:45 o'clock A M

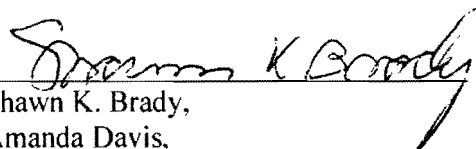
SEP 15 2020

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

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 Substitute Trustee to sell the Property to satisfy same.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of October, 2020, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the front steps of on the south side of the Liberty County Courthouse, 1923 Sam Houston, Liberty, Liberty County, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 14th day of September, 2020.


Shawn K. Brady,
Amanda Davis,
Kylie Hancock,
Margarita Martinez, and/or
Kevin Fuller, any to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034
(972) 424-7200 Telephone
(972) 424-7244 Facsimile

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

EXHIBIT "A"

Field notes describing 2.46 acres, more or less, being out of a Called 48.129 acre tract (Lot 7) in the Lefroi Gedruf League, Abstract 38, Liberty County, Texas. Said 48.129 acre tract is more particularly described in a deed to Jack Burnett, Sr. and Jessica Burnett and recorded in Volume 2004, Page 18700 of the Official Public Records of Liberty County, Texas.

NOTE: All of the horizontal control is referred to the Texas State Plane Coordinate System, Lambert Projection Central Zone, NAD 27 Datum. All bearings, distances and acreages are grid. The theta correction at a 3/4 inch iron rod found at the most northerly ell corner of said 48.129 acre tract is $+02^{\circ}55'11''$ and the scale factor is 0.999964844. Said 3/4 inch iron rod found has a coordinate value of $Y = 261,324.19$ and $X = 3,788,928.70$.

BEGINNING at said 3/4 inch iron rod found at the most northerly ell corner of said 48.129 acre tract and the southwest corner of a Called 11.42 acre tract (Lot 6).

THENCE $N 87^{\circ}24'07'' E$ (S 8835' W) along and with the most easterly north line of said 48.129 acre tract and the south line of said 11.42 acre tract for a distance of 593.96 feet (594.00 feet) to a 3/4 inch iron rod found in the north edge of County Road 2074.

THENCE $S 55^{\circ}54'13'' W$ ($N 57^{\circ}55' E$) along and with the most easterly south line of said 48.129 acre tract and the north edge of said County Road 2074 for a distance of 691.03 feet (692.13 feet) to a 3/4 inch iron pipe found at the most southerly ell corner of said 48.129 acre tract.

THENCE $N 03^{\circ}21'07'' W$ over and across said 48.129 acre tract a distance of 361.08 feet to the Point of Beginning, containing 2.46 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

2:55 P

SEP 17 2019

Notice of Substitute Trustee Sale

Clairbett Pracias

Assert and protect your rights as a member of the armed forces of the of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time and Place of Sale:

Date: Tuesday, **October 6, 2020**

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

Place: Liberty County, Texas at the following location: South side of the courthouse, 1923 Sam Houston, on the front steps of the courthouse or as designated by the county Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Laura Dominguez Alcantar & Jose David Magana Torres** and recorded on **July 19, 2019** in **Document Number 2020026215**, of the real property records of Liberty County, Texas with **Laura Dominguez Alcantar & Jose David Magana Torres**, Grantor(s) and, **10200 Hempstead LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$61,450.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **July 19, 2019**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **David Scheffler**, located at 10200 Hempstead Road, Suite 1-H, Houston, Texas 77092 Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. Property to be sold:

BEING SOUTHERN FOREST, BLOCK ONE (1), LOT ONE (1), ACRES 1.63 aka 45 CR 3773 CLEVELAND, TX 77327, LIBERTY COUNTY A SUBDIVISION OF 94.36 ACRES AND BEING ALL OF A 94.4527 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERKS FILE NO. 2016015187 AND BEING SITUATED IN THE MARTIN B. LAWRENCE SURVEY, ABSTRACT NO. 306 AND THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 9-11-2020

Hollis Campbell, Trustee for Lender 10200 Hempstead LLC

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.

2:55 P

Notice of Substitute Trustee Sale

Claribel Aracias

Assert and protect your rights as a member of the armed forces of the of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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3. Instrument to be Foreclosed: Deed of Trust executed by **Jose Luis Mendez Gonzalez** and recorded on **February 27, 2019** in **Document Number 2020026207**, of the real property records of Liberty County, Texas with **Jose Luis Mendez Gonzalez**, Grantor(s) and, **10200 Hempstead LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$45,450.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **February 27, 2019**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **David Scheffler**, located at 10200 Hempstead Road, Suite 1-H, Houston, Texas 77092 Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. Property to be sold:

BEING SOUTHERN FOREST, BLOCK ONE (1), LOT THIRTY ONE (31), ACRES 1.12 aka 817 CR 3773 CLEVELAND, TX 77327, LIBERTY COUNTY A SUBDIVISION OF 94.36 ACRES AND BEING ALL OF A 94.4527 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERKS FILE NO. 2016015187 AND BEING SITUATED IN THE MARTIN B. LAWRENCE SURVEY, ABSTRACT NO. 306 AND THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 7-11-2012

Hollis Campbell, Trustee for Lender 10200 Hempstead LLC

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.

2:55 P

Notice of Substitute Trustee Sale

SEP 14 2020

Clayton Macias

Assert and protect your rights as a member of the armed forces of the of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time and Place of Sale:

Date: Tuesday, **October 6, 2020**

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

Place: Liberty County, Texas at the following location: South side of the courthouse, 1923 Sam Houston, on the front steps of the courthouse or as designated by the county Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Saul M. Delgado & Narcedalia Delgado** and recorded on **November 27, 2019** in **Document Number 2020026301**, of the real property records of Liberty County, Texas with **Saul M. Delgado & Narcedalia Delgado**, Grantor(s) and, **10200 Hempstead LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$79,450.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **November 27, 2019**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **David Scheffler**, located at 10200 Hempstead Road, Suite 1-H, Houston, Texas 77092 Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. Property to be sold:

BEING **SOUTHERN FOREST, BLOCK ONE (1), LOT SIXTY ONE (61), ACRES 2.14** aka **238 CR 3773 CLEVELAND, TX 77327**, LIBERTY COUNTY A SUBDIVISION OF 94.36 ACRES AND BEING ALL OF A 94.4527 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERKS FILE NO. 2016015187 AND BEING SITUATED IN THE MARTIN B. LAWRENCE SURVEY, ABSTRACT NO. 306 AND THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By: _____ Date: _____

Hollis Campbell, Trustee for Lender 10200 Hempstead LLC

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.

NOTICE OF TRUSTEE'S SALE

Liberty County Deed of Trust

Date: October 9, 2015
Amount: \$15,000.00
Grantor(s): Chad Anjon Luke
Mortgagee(s): Michelle Lynn Luke
Recording Information: Clerk's Record No. 2018019516 of the Official Public Records of Liberty County, Texas

Legal Description:

A double wide mobile home and lot located in Liberty County, Texas, more commonly known as 292 CR 6475, Dayton, Texas 77535, and specifically described as follows:

Lot 5, in Block 2, of Woodland Hills Subdivision, section VI, an addition in The Reason Green Survey, A-43, Liberty County, Texas, according to the map or plat thereof recorded in Volume 9, Pages 74 and 75 of the map records of Liberty County, Texas.

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U S C § 1701 et. seq.) And the Department of Housing and Urban Development Act (42 U S C § 3531).

Date of Sale: October 6, 2020
Earliest Time Sale will Begin: 10:00 AM
Place of Sale: Front steps on the South side of the Liberty County Courthouse with an address of 1923 Sam Houston Street, Liberty, Texas.

Zeb Zbranek has been appointed as Trustee empowered to act independently, in the manner authorized by the Deed of Trust.

The Trustee will sale 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.

at 2:30 FILED P
o'clock _____ M

SEP 14 2020

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee may bind and obligate the Mortgagor to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

ZBRANEK FIRM, P. C.
1937 Trinity Street
P. O. Box 2050
Liberty, Texas 77575
(936) 336-6454



Zeb Zbrank
Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

THE WEST FIFTY-SIX FEET (W56') OF LOTS ONE (1) AND TWO (2), BLOCK 34A OF THE COX GARVEY ADDITION TO THE CITY OF CLEVELAND, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 63 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.. ("Property").

Instrument To Be Foreclosed. The instrument to be foreclosed is a Deed of Trust filed in the Official Public Records of Real Property of Liberty County, Texas, and recorded under Instrument No.2015019603 on 10/22/2015.

Date, Time, And Place Of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 6, 2020

Time: The sale will begin no earlier than 10:00 o'clock p.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 1:00 o'clock p.m.

Place: As designated by the County Commissioners.

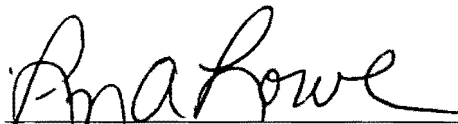
Terms Of Sale. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust, and will be conducted as a public auction to the highest bidder for cash or certified funds. 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 Substitute 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 Substitute Trustee.

Default And Request To Act. Default has occurred under the Deed of Trust, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Mortgage Servicer, on behalf of the Mortgagee, may appoint another person substitute trustee to conduct the 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 THE 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: September 11, 2020



LORI A. LOWE, OR LISA KING, Substitute Trustee,
c/o 2316 Southmore, Pasadena, TX 77502

713-941-4928

FILED
at 12:40 o'clock P M

SEP 14 2020

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 15th day of February, 2019, Tanner Street Properties, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Liberty County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of October, 2020, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, at the Liberty County Courthouse, where the Commissioners Court has designated such sales to take place. The courthouse is located at 1923 Sam Houston, Liberty, Texas 77575.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

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 send of this notice immediately.

Said Property is described as follows:

1. SEE EXHIBIT "A" ATTACHED.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

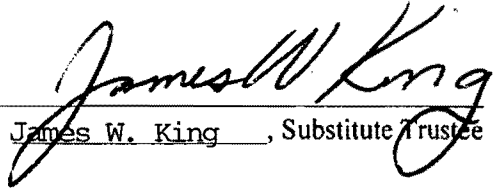
Witness my hand this the 14 day of September, 2020.

Address of Substitute Trustee:

Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:

Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

By: 
James W. King, Substitute Trustee

at 12:30 FILED
o'clock P M

SEP 14 2020

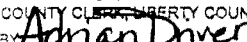
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY  DEPUTY

EXHIBIT "A"

TRACT ONE:

BEING LOT NOS. THREE (3) AND FOUR (4) BLOCK NO. TWO (2) OF KIRBY WOODS SUBDIVISION, SECTION NO. ONE (1), A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 139 OF THE MAP AND/OR PLAT RECORDS OF LIBERTY COUNTY, TEXAS.

TRACT TWO:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 8.1177 ACRES OF LAND SITUATED IN LIBERTY COUNTY AND BEING OUT OF THE JAMES MOODY LEASE, ABSTRACT NO. 319; AND BEING THE EAST ONE-HALF (1/2) OF LOT 2 BLOCK 2 SECTION ONE (1) OF THE KIRBYWOODS SUBDIVISION, THE MAP OR PLAT OF SUCH SUBDIVISION BEING RECORDED IN VOLUME 8, PAGE 139 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS; SAID 8.1177 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT OF WAY OF CLIFFBROOK LANE, A PAVED CITY STREET 80 FEET IN WIDTH FOR THE SOUTHWEST CORNER OF SAID LOT TWO (2);

THENCE SOUTH 54 DEG 01' 58" EAST, A DISTANCE OF 38.46 FEET TO A POINT FOR THE PLACE OF BEGINNING;

THENCE NORTH 26 DEG 44' 19" EAST, A DISTANCE OF 136.61 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 63 DEG 26' 59" EAST, A DISTANCE OF 34.84 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 26 DEG 46' 18" WEST, A DISTANCE OF 142.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT OF WAY OF SAID CLIFFBROOK FOR THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 61 DEG 57' 19", AN ARC DISTANCE OF 37.52 FEET, A RADIUS OF 1098.00 FEET AND A CHORD OF NORTH 54 DEG 03' 01" WEST, A DISTANCE OF 37.52 FEET TO THE PLACE OF BEGINNING CONTAINING 5128 SQUARE FEET OR 0.1177 ACRES.