

SEP 22 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Siffany Hall* DEPUTY

Our Case No. 22-05052-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**THE STATE OF TEXAS
COUNTY OF LIBERTY**Deed of Trust Date:**
January 24, 2018**Property address:**
1431 COUNTY ROAD 347 N
CLEVELAND, TX 77327**Grantor(s)/Mortgagor(s):**
CALVIN L. LEE AN UNMARRIED MAN**LEGAL DESCRIPTION:** DESCRIPTION OF A TRACT OF LAND CONTAINING 1.4486 ACRES (71,088 SQUARE FEET) SITUATED IN THE ANN HOLHOUSEN LEAGUE, ABSTRACT 208 LIBERTY COUNTY, TEXAS

Being a tract of land containing 1.4486 acres (71,088 square feet), situated in the Ann Holhousen League, Abstract 208, Liberty County, Texas, being part of and out of a called 3.90 acre tract, all being out of the northerly portion of a called 7.90 acre tract described in a deed to E. L. Bonin recorded in Volume 270, Page 431 of the Deed Records of Liberty County, Texas, being part of a called 0.91 acre tract of land conveyed unto Zenus Graham by deed recorded in Volume 1738, Page 199 Of The Deed Records of Liberty County, Texas, and part of a called 1.24 acre tract of land conveyed unto Sunnie Graham by deed recorded in Volume 1604, Page 517 of the Deed Records of Liberty County, Texas, said 1.4486 -acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 -inch iron rod for the northwest corner of said 7.90 acre tract;
THENCE South 89° 11' 42" East along the north line of said 7.90 acre tract, a distance of 109.34 feet to a set 1/2 -inch iron rod with cap marked "Survey 1" for the northwest corner and POINT OF BEGINNING of said tract herein described;
THENCE continuing South 89° 11' 42" East along the north line of said 7.90 acre tract, a distance of 284.99 feet to a found 60d nail in the centerline of County Road 347 (60.00 feet wide) for the northeast corner of said tract herein described;
THENCE South 01° 15' 03" West, along the centerline of said County Road 347, a distance of 251.74 feet to a found mag nail for the southeast corner of said tract herein described;
THENCE North 77° 19' 58" West, a pass a set 1/2 -inch iron rod with cap marked "Survey 1" at a distance of 17.50 feet and continuing for a total distance of 289.54 feet to a set 1/2 -inch iron rod with cap marked "Survey 1" for the southwest corner of the said tract herein described;
THENCE North 00° 54' 00" East, a distance of 192.14 feet to the POINT OF BEGINNING and containing 1.4486 acres (71,088 square feet), 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

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS"), AS BENEFICIARY, AS NOMINEE FOR EUSTIS
MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS**Earliest Time Sale Will Begin:** 10:00 AM**Current Mortgagee:**
AMERIHOM MORTGAGE COMPANY, LLC**Date of Sale:** NOVEMBER 1, 2022**Property County:** LIBERTY**Original Trustee:** ROBERT F. EUSTIS**Recorded on:** February 9, 2018
As Clerk's File No.: 2018003025
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC**Substitute Trustee:** *Tommy Jackson*
Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay,
Stephanie Hernandez, Marinosci Law Group PC**Substitute Trustee Address:**
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300**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.**The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoint *Tommy Jackson*, Margie Allen, Kyle Barclay,

4760485

Stephanie Hernandez, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **NOVEMBER 1, 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 the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Liberty County Courthouse, 1923 Sam Houston, Liberty, TX 77575 as 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 was posted.

AMERIHOME MORTGAGE COMPANY, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, September 29, 2022

MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

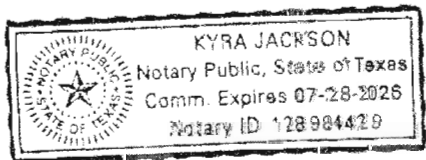
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Kyra Jackson, the undersigned officer, on this, the 20th day of September 2022, personally appeared SAMMY HOODA, I known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 7-28-2026
Kyra Jackson
Printed Name and Notary Public



Return to: MARINOSCI LAW GROUP, PC
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

SEP 19 2022

NOTICE OF TRUSTEE'S SALELEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Jeffery Hall DEPUTY

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **RICHARD SILVA**, of Harris County, Texas, dated December 30, 2019 and duly recorded in the Clerks File Number 2020000482 of the Official Public Records of Liberty County, Texas, I will, as 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, November 1, 2022**, (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:

THE SURFACE ESTATE ONLY in and to Lot Fifteen (15), Block One (1), of CEDAR SPRINGS SUBDIVISION SECTION 3, duly recorded in Clerk's File No. 2017008997 of the Map or Plat Records of Liberty County, Texas to which Plat and the record thereof reference is hereby made for all purposes, being a replat of Cedar Springs Subdivision recorded in County Clerk's File No. 2002054278 of the Official Public Records of Liberty County, Texas and part of that certain 877.778 acres conveyed to Weldon W. Alders in Volume 1780, Page 661 and recorded in County Clerk's File No. 2002052196 both 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 14th day of September 2022.



Jaime Carter
Trustee

ADDRESS OF TRUSTEE

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

SEP 19 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Duffy Hall DEPUTY**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **JESSE DANIEL SILVA** of Harris County, Texas, dated July 10, 2020 and duly recorded in the Clerks File Number 2020021010 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, November 1, 2022***, (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:

THE SURFACE ESTATE ONLY in and to Lot 10, Block 1, of CEDAR SPRINGS SUBDIVISION, a subdivision located in Liberty County, Texas and depicted on Map or Plat thereof duly recorded under Clerk's File No. 2002054278 of the Official Records of Liberty County, Texas (said Lot 10, Block 1, together with other lots, being a portion of said Subdivision remaining after partial cancellation thereof duly recorded under Clerk's File No. 2007005927 of the Official Records of Liberty County, Texas), together with all improvements situated thereon.

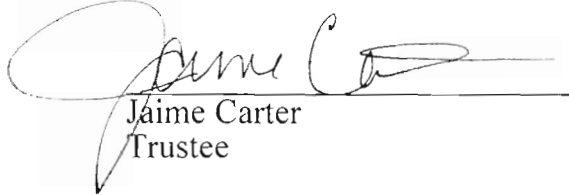
Easement Tract:

All that certain 0.1860 of an acre of land situated in the Angus McNeil Survey, Abstract 77, Liberty County, Texas, which is more particularly described on Exhibit "A" attached hereto. This easement is given for the benefit of each of Lots 8 and 10, Block 1, Cedar Springs Subdivision, Liberty County, Texas; said subdivision being more particularly described above.

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 14th day of September, 2022.


Jaime Carter
Trustee

ADDRESS AND TELEPHONE NUMBER
OF TRUSTEE

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

EXHIBIT "A"

STATE OF TEXAS)
COUNTY OF LIBERTY)

DESCRIPTION of a 0.1860 of an acre tract of land situated in the Angus McNeil Survey, Abstract 77, Liberty County, Texas and being out of and a part of Lots 8, 9 and 10, Block One of Cedar Springs Subdivision as recorded under County Clerk's File #2002054278 of the Official Public Records of Liberty County, Texas. This 0.1860 of an acre 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, CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.0000000. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a point for the intersection of the South right-of-way line of F. M. Highway 1413 (70 feet wide right-of-way) and the East right-of-way line of County Road 486 for the Northwest corner of Reserve "A" of said Cedar Springs Subdivision. Said COMMENCING POINT has a State Plane Coordinate Value of Y=9,989,493.37 and X=3,999,769.74.

THENCE: South 57°03'00" East along the South right-of-way line of said F. M. Highway 1413 and the North line of said Reserve "A" for a distance of 42.04 feet to a point for the BEGINNING POINT of a curve to the left, concave Northerly.

THENCE: Along and around said curve to the left, in an Easterly direction, along the South right-of-way line of said F. M. Highway 1413 and the North line of said Reserve "A", said curve having a radius of 326.20 feet, a central angle of 41°26'42" and a chord bearing and distance of South 76°41'19" East 230.85 feet, for an arc length of 235.96 feet to the TERMINAPOINT POINT of said curve.

THENCE: North 81°46'01" East along the South right-of-way line of said F. M. Highway 1413 and the North line of said Reserve "A" for a distance of 73.81 feet to a point for the Northeast corner of said Reserve "A" and the Northwest corner of Lot 1, Block One of said Cedar Springs.

THENCE: Continue North 81°46'01" East along the South right-of-way line of said F. M. Highway 1413 and the North line of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block One of said Cedar Springs for a distance of 1785.19 feet to a point for the Northernmost Northwest corner and POINT OF BEGINNING of this tract.

THENCE: Continue North 81°46'01" East along the Northernmost North line of this tract, the North line of said Lot 9 and the South right-of-way line of said F. M. Highway 1413 for a distance of 40.00 feet to a point for the Northernmost Northeast corner of this tract.

THENCE: South 08°13'59" East along the Northernmost East line of this tract for a distance of 38.85 feet to a point for the BEGINNING POINT of a curve to the left, concave Easterly.

THENCE: Along and around said curve to the left, in a Southeasterly direction, said curve having a radius of 25.00 feet, a central angle of 90°00'00" and a chord bearing and distance of South 53°13'59" East 35.36 feet, for an arc length of 39.27 feet to the TERMINATION POINT of said curve.

PAGE 2 – 0.1860 OF AN ACRE.

THENCE: North 81°46'01" East along the Easternmost North line of this tract for a distance of 84.51 feet to a point for the Easternmost Northeast corner of this tract.

THENCE: South 07°42'52" East along the Southernmost East line of this tract for a distance of 22.00 feet to a point for the Southeast corner of this tract.

THENCE: South 81°46'01" West along the South line of this tract for a distance of 239.90 feet to a point for the Southwest corner of this tract.

THENCE: North 08°13'59" West along the Southernmost West line of this tract for a distance of 22.00 feet to a point for the Westernmost Northwest corner of this tract.

THENCE: North 81°46'01" East along the Westernmost North line of this tract for a distance of 65.59 feet to a point for the BEGINNING POINT of a curve to the left, concave Westerly.

THENCE: Along and around said curve to the left, in a Northerly direction, said curve having a radius of 25.00 feet, a central angle of 90°00'00" and a chord bearing and distance of North 36°46'01" East 35.36 feet, for an arc length of 39.27 feet to the TERMINATION POINT of said curve.

THENCE: North 08°13'59" West along the Northernmost West line of this tract for a distance of 38.85 feet to the PLACE OF BEGINNING and containing within these boundaries 0.1860 of an acre.

Juliene Harrod

6218.fdn.SharedDriveway.Lots8.9.10.docx
Hutchison & Associates, Inc.
1209 Decker Drive, Ste. 100
Baytown, TX 77520
Engineering Firm #F-267
Surveying Firm #100293-00



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lee Haidusek Chambers

Lee Haidusek Chambers, County Clerk

Liberty County Texas

July 15 2020 09:21:39 AM

FEE: \$66.00

GLIRA

2020021010

DTRUST

