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### Notice of Trustee's Sale

Date: September 21, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: Royal Quest, Ltd.

Note: Note dated July 18, 2020 in the amount of \$44,400.00

#### Deed of Trust

Date: July 18, 2020

Grantor: Martin Aaron Rodriguez and Michelle Marie Caballero

Mortgagee: Royal Quest, Ltd.

Recording information: Document Number 2020022097, Official Records of Liberty County, Texas.

Property: Lot 64, Block 2, Royal Vista Subdivision, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County under Clerk's File Number 2018014222, Map Records of Liberty County, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1<sup>st</sup> Tuesday is January 1 or July 4 then it will be next Wednesday): November 01, 2022

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

Place of Sale:

Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, 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.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**TRUSTEE:**

A handwritten signature in black ink, appearing to read "Erik C. Baumann", is written over a horizontal line. The signature is cursive and extends to the right of the line.

Erik C. Baumann, Trustee  
24 Greenway Plaza, Suite 2000, Houston,  
TX 77046

Gas A



### Notice of Trustee's Sale

Date: September 21, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: Royal Quest, Ltd.

Note: Note dated May 12, 2021 in the amount of \$34,400.00

#### Deed of Trust

Date: May 12, 2021

Grantor: Infant Rodriguez and Marisol Robles Martinez

Mortgagee: Royal Quest, Ltd.

Recording information: Document Number 2021021927, Official Records of Liberty County, Texas.

Property: Lot 33 Block 1, Royal Vista Subdivision, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County under Clerk's File Number 2018014222, Map Records of Liberty County, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1<sup>st</sup> Tuesday is January 1 or July 4 then it will be next Wednesday):

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

Place of Sale:

Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

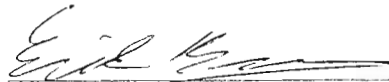
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED

STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**TRUSTEE:**



Erik C. Baumann, Trustee  
24 Greenway Plaza, Suite 2000, Houston,  
TX 77046

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**Notice of Trustee's Sale**

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Date: September 21, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: Royal Quest, Ltd.

Note: Note dated August 27, 2020 in the amount of \$42,400.00

Deed of Trust

Date: August 27, 2020

Grantor: Carolina Castillo and Jose Manuel Sanchez Hernandez

Mortgagee: Royal Quest, Ltd.

Recording information: Document Number 2020034723, Official Records of Liberty County, Texas.

Property: Lot 60, Block 2, Royal Vista Subdivision, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County under Clerk's File Number 2018014222, Map Records of Liberty County, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1<sup>st</sup> Tuesday is January 1 or July 4 then it will be next Wednesday): November 01, 2022

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

Place of Sale:

Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

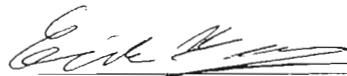
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED

STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**TRUSTEE:**



Erik C. Baumann, Trustee  
24 Greenway Plaza, Suite 2000, Houston,  
TX 77046

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## Notice of Substitute Trustee's Sale



Date: September 21, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: VNS Liberty, Ltd.

Note: Note dated February 04, 2015 in the amount of \$25,500.00

Deed of Trust

Date: February 04, 2015

Grantor: Rutilia Garcia

Mortgagee: VNS Liberty, Ltd.

Recording information: Document Number 2015003657, Official Records of Liberty County, Texas.

Property: Lot 79, Block 2, Villa Nueva Subdivision Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County under Clerk's File Number 2014011445, Map Records of Liberty County, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1<sup>st</sup> Tuesday is January 1 or July 4 then it will be next Wednesday): November 01, 2022

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

Place of Sale: Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, 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.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**SUBSTITUTE TRUSTEE:**



Erik C. Baumann, Substitute Trustee  
24 Greenway Plaza, Suite 2000,  
Houston, TX 77046



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## Notice of Trustee's Sale



Date: September 21, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX  
77046

Mortgagee: VNS Liberty, Ltd.

Note: Note dated August 26, 2018 in the amount of \$64,000.00

### Deed of Trust

Date: August 26, 2018

Grantor: Esmeralda Penaloza Villegas

Mortgagee: VNS Liberty, Ltd.

Recording information: Document Number 2018019640, Official Records  
of Liberty County, Texas.

Property: Lot 218 and Lot 219, Block 5, Villa Nueva Subdivision, Replat  
No. 1, as shown on the map or plat thereof, filed for record in the  
Office of the County Clerk of Liberty County under Clerk's File  
Number 2017003167, Map Records of Liberty County, including  
all personal property secured by the security agreement included in  
the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1<sup>st</sup> Tuesday is January 1 or July 4 then it  
will be next Wednesday): November 01, 2022

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

### Place of Sale:

Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty County, Texas  
77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES  
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MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS  
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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.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**TRUSTEE:**

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Erik C. Baumann, Trustee  
24 Greenway Plaza, Suite 2000, Houston,  
TX 77046

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### Notice of Trustee's Sale



Date: September 21, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: VNS Liberty, Ltd.

Note: Note dated April 27, 2019 in the amount of \$39,800.00

#### Deed of Trust

Date: April 27, 2019

Grantor: Jose Juan Munoz and Roxana De La Paz Villacorta Villanueva

Mortgagee: VNS Liberty, Ltd.

Recording information: Document Number 2019009949, Official Records of Liberty County, Texas.

Property: Lot 61, Block 2, Villa Nueva Subdivision, Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County under Clerk's File Number 2017003167, Map Records of Liberty County, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1<sup>st</sup> Tuesday is January 1 or July 4 then it will be next Wednesday): November 01, 2022

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

#### Place of Sale:

Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.


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STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**TRUSTEE:**

A handwritten signature in black ink, appearing to read "Erik C. Baumann", written over a horizontal line.

Erik C. Baumann, Trustee  
24 Greenway Plaza, Suite 2000, Houston,  
TX 77046

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Notice of Trustee's Sale

Date: September 21, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: VNS Liberty, Ltd.

Note: Note dated December 10, 2019 in the amount of \$39,400.00

Deed of Trust

Date: December 10, 2019

Grantor: Edwin Henriquez Cuellar

Mortgagee: VNS Liberty, Ltd.

Recording information: Document Number 2020001182, Official Records of Liberty County, Texas.

Property: Lot 7, Block 2, Villa Nueva Subdivision Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County under Clerk's File Number 2017003167, Map Records of Liberty County, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale (first Tuesday of month unless the 1<sup>st</sup> Tuesday is January 1 or July 4 then it will be next Wednesday): November 01, 2022

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

Place of Sale:

Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

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Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**TRUSTEE:**



Erik C. Baumann, Trustee  
24 Greenway Plaza, Suite 2000, Houston,  
TX 77046



## NOTICE OF SUBSTITUTE TRUSTEE 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 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:

Lots 86 and 87, Block 4, Southern Crossing, Section 5, Liberty County, Texas, a subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2015015658 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 2019025074 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: November 1, 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 \$77,800.00.

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 \$77,800.00, executed by Lucino Baza Gonzalez and Brenda Ann Bushman 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.

7. *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: September 20, 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 REPRESENTATIVE OF SUBSTITUTE TRUSTEE

STATE OF TEXAS

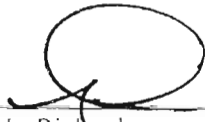
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COUNTY OF HARRIS

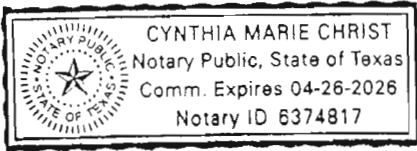
Jacob L. Richardson appeared in person before me today and stated under oath:


“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 September 9, 2019, executed by Lucino Baza Gonzalez and Brenda Ann Bushman to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2019025074 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on September 20, 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 September 20, 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

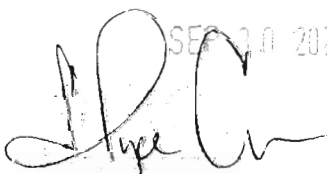

THE STATE OF TEXAS  
COUNTY OF LIBERTY

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.

2022048349 NOT  
09/30/2022 07:52:43 AM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk  
Liberty County, Texas

8 FILED W A  
SEP 30 2022  
  


## NOTICE OF TRUSTEE 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 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 43, Block 2, Southern Crossing, Section 5, Liberty County, Texas, a subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2015015658 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 2021052554 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: November 1, 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 \$87,171.22.

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 \$83,500.00, executed by Ana Lissette Tiznado Recinos 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.

**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: September 20, 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

§  
§  
§

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

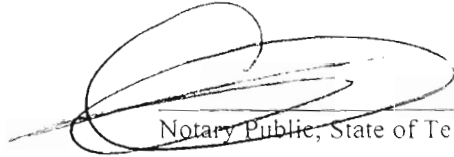
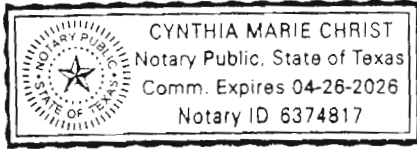
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“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 November 29, 2021, executed by Ana Lissette Tiznado Recinos to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021052554 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on September 20, 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 September 20, 2022, by Jacob L. Richardson.



Notary Public, State of Texas

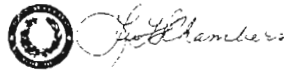
AFTER RECORDING, PLEASE RETURN TO:

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.

2022048348 NOT  
09/30/2022 07:52:43 AM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk  
Liberty County, Texas

FILED  
8 W A  
SEP 30 2022  




## NOTICE OF SUBSTITUTE TRUSTEE 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 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 47, Block 3, Southern Crossing, Section 5, Liberty County, Texas, a subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2015015658 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 2018025235 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: November 1, 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 \$41,853.88.

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 \$43,050.00, executed by Silvestre Castillo 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.

**7. 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: September 20, 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 REPRESENTATIVE OF SUBSTITUTE TRUSTEE

STATE OF TEXAS

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COUNTY OF HARRIS

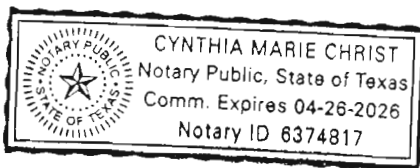
Jacob L. Richardson appeared in person before me today and stated under oath:

“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 November 14, 2018, executed by Silvestre Castillo to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2018025235 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on September 20, 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 September 20, 2022, by Jacob L. Richardson.



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.

2022048347 NOT  
09/30/2022 07:52:43 AM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk  
Liberty County, Texas

8 00 A  
FILED  
SEP 30 2022



## NOTICE OF SUBSTITUTE TRUSTEE 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 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 58, 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 2021013639 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: November 1, 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 \$122,972.96.

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 \$117,000.00, executed by Chaleice Joslanique Limones 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. 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: September 20, 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 REPRESENTATIVE OF SUBSTITUTE TRUSTEE

STATE OF TEXAS §  
COUNTY OF HARRIS §

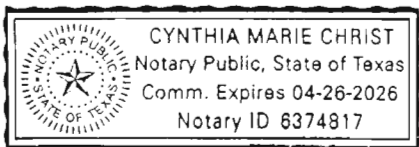
Jacob L. Richardson appeared in person before me today and stated under oath:

"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 Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated March 17, 2021, executed by Chaleice Joslanique Limones to Jacob L. Richardson, Substitute Trustee, filed for record in clerk's file number 2021013639 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on September 20, 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 September 20, 2022, by Jacob L. Richardson.



  
\_\_\_\_\_  
Notary Public, State of Texas


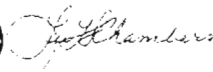
AFTER RECORDING, PLEASE RETURN TO:

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

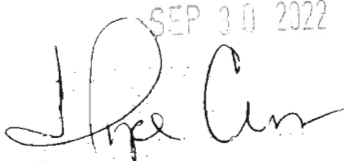

THE STATE OF TEXAS  
COUNTY OF LIBERTY

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.

2022048346 NOT  
09/30/2022 07:52:43 AM Total Fees: \$34.00

Lee Haidusek Chambers, County Clerk  
Liberty County, Texas

FILED  
8 00 A  
SEP 30 2022  
 

### NOTICE OF TRUSTEES 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 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."

DATE: September 26, 2022

DEED OF TRUST:

DATE: April 23, 2020  
GRANTOR YASMANI MORGADO HENRIQUE  
TRUSTEE: ELVA L CARREON-TIJERINA  
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
COUNTY WHERE PROPERTY IS LOCATED: LIBERTY  
RECORDED IN: Document # 2020013139 of the Real Property Records of LIBERTY County, Texas.  
PROPERTY: BEING LOT ONE HUNDRED AND ONE "B" (101-B) OUT OF THE BAR-D-RANCHETTS SUBDIVISION, BEING 0.8140 ACRES OF LAND, MORE OR LESS, MORE FULLY DESCRIBED IN NO. 2005-009712 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS AND MOBILE HOME LOCATED THEREON, LABEL NO. TEX045799/800, (PIDN 34991)

NOTE:

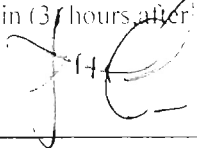
DATE: April 23, 2020  
AMOUNT: Thirty Seven Thousand Nine Hundred Fifty Dollars and No Cents ( \$ 37,950.00 )  
MAKER: YASMANI MORGADO HENRIQUE  
PAYEE: VILLA BLANCA PROPERTIES, LLC.  
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
1106 N AVENUE E  
HUMBLE, TX 77338

SENDER OF NOTICE: ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

DATE OF SALE OF PROPERTY: Tuesday, NOVEMBER 1st, 2022  
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.  
PLACE OF SALE OF PROPERTY: Front steps of the LIBERTY County Courthouse, LIBERTY County, Texas.

FILED  
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SEP 23 2022  
*Jlope Ans*

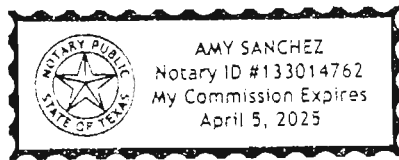
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

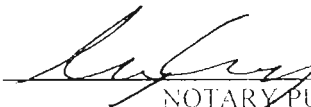
  
\_\_\_\_\_  
ELVA L. CARREON-TIJERINA

STATE OF TEXAS            §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L. CARREON-TIJERINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on September 26, 2022



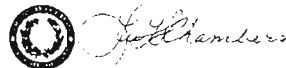
  
\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF TEXAS  
*Amy Sanchez*  
*04/05/25*

After recording return to:  
ELVA L. CARREON-TIJERINA  
1106 N AVENUE F  
HUMBLE, TX 77338

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.

2022048034       NOT  
09/29/2022 10:12:34 AM   Total Fees: \$30.00



Lee Haidusek Chambers, County Clerk  
Liberty County, Texas

## NOTICE OF SUBSTITUTE TRUSTEE 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 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:

Lots 86 and 87, Block 4, Southern Crossing, Section 5, Liberty County, Texas, a subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2015015658 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 2019025074 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: November 1, 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 \$77,800.00.

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 \$77,800.00, executed by Lucino Baza Gonzalez and Brenda Ann Bushman 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.

**7. 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: September 20, 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 REPRESENTATIVE OF SUBSTITUTE TRUSTEE

STATE OF TEXAS §  
COUNTY OF HARRIS §

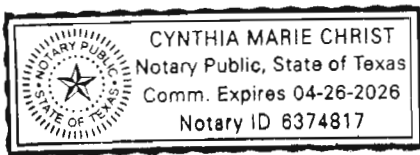
Jacob L. Richardson appeared in person before me today and stated under oath:

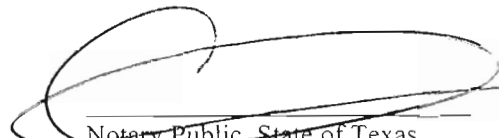
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated September 9, 2019, executed by Lucino Baza Gonzalez and Brenda Ann Bushman to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2019025074 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on September 20, 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 September 20, 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.

2022048349 NOT  
09/30/2022 07:52:43 AM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk  
Liberty County, Texas



## NOTICE OF TRUSTEE 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 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 43, Block 2, Southern Crossing, Section 5, Liberty County, Texas, a subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2015015658 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 2021052554 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: November 1, 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 \$87,171.22.

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 \$83,500.00, executed by Ana Lissette Tiznado Recinos 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.

**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: September 20, 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

§

§

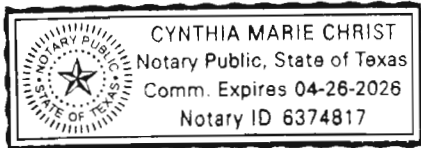
Jacob L. Richardson appeared in person before me today and stated under oath:

“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 November 29, 2021, executed by Ana Lissette Tiznado Recinos to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021052554 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on September 20, 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 September 20, 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.

2022048348 NOT  
09/30/2022 07:52:43 AM Total Fees: \$34.00

Lee Haidusek Chambers, County Clerk  
Liberty County, Texas

**NOTICE OF SUBSTITUTE TRUSTEE 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 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 47, Block 3, Southern Crossing, Section 5, Liberty County, Texas, a subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2015015658 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 2018025235 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: November 1, 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 \$41,853.88.

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 \$43,050.00, executed by Silvestre Castillo 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.

**7. 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: September 20, 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 REPRESENTATIVE OF SUBSTITUTE TRUSTEE**

STATE OF TEXAS                                   §  
  §  
COUNTY OF HARRIS                           §

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

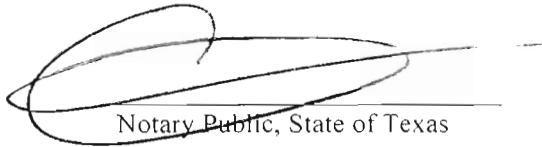
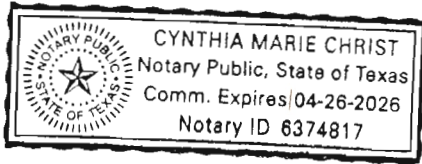
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated November 14, 2018, executed by Silvestre Castillo to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2018025235 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on September 20, 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 September 20, 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.

**2022048347           NOT**  
09/30/2022 07:52:43 AM   Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk  
Liberty County, Texas



## NOTICE OF SUBSTITUTE TRUSTEE 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 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 58, 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 2021013639 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: November 1, 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 \$122,972.96.

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 \$117,000.00, executed by Chaleice Joslanique Limones 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. 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: September 20, 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

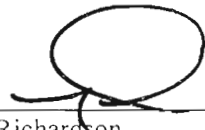
**POSTING AND FILING AFFIDAVIT FOR REPRESENTATIVE OF SUBSTITUTE TRUSTEE**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

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

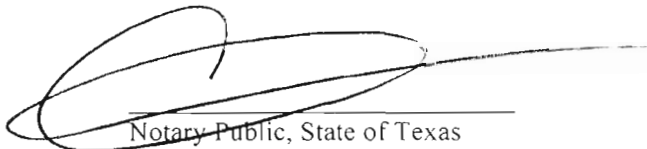
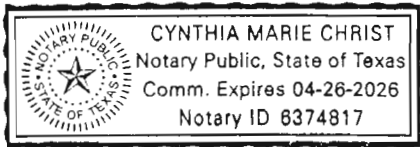
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated March 17, 2021, executed by Chaleice Joslanique Limones to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2021013639 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on September 20, 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 September 20, 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.

**2022048346      NOT**  
09/30/2022 07:52:43 AM    Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk  
Liberty County, Texas



NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
7/22/1999

**Grantor(s)/Mortgagor(s):**  
GLENDA MIDDLETON

**Original Beneficiary/Mortgagee:**  
ASSOCIATES FINANCIAL SERVICES COMPANY OF TEXAS, INC.

**Current Beneficiary/Mortgagee:**  
MCLP Asset Company, Inc.

**Recorded in:**  
**Volume:** 1786  
**Page:** 613  
**Instrument No:** 8019

**Property County:**  
LIBERTY

**Mortgage Servicer:**  
NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary Mortgagee.

**Mortgage Servicer's Address:**  
75 Beattie Place, SUITE 300,  
GREENVILLE, SC 29601

**Legal Description:** ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF LIBERTY BEING KNOWN AS LOTS 9 AND 10, BLOCK 22, SUBDIVISION OF ELMETT B. PARTLOW, BOOK 319, PAGE 513, AND BEING MORE FULLY DESCRIBED IN DEED BOOK 319 PAGE 513 RECORDED ON 9-22-48 AMONG THE LAND RECORDS OF LIBERTY COUNTY, TEXAS.

**Date of Sale:** 11/1/2022

**Earliest Time Sale Will Begin:** 10:00:00 AM

**Place of Sale of Property:** Liberty County Courthouse, 1923 Sam Houston, Liberty, TX 77575 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

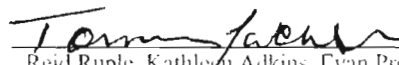
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

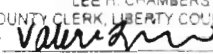
**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

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.

  
Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Olan, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
MC CARTHY & HOLTHUIS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED  
at 10:35 a'clock A M

SEP 30 2022

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

MH File Number: TX-19-74886-HE  
Loan Type: Conventional Residential

SEP 29 2022

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

221X373-0415  
369 COUNTY ROAD 2237, CLEVELAND, TX 77327

## NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT A
- Security Instrument: Deed of Trust dated January 24, 2018 and recorded on January 30, 2018 as Instrument Number 2018002084 in the real property records of LIBERTY County, Texas, which contains a power of sale.
- Sale Information: November 01, 2022, at 10:00 AM, or not later than three hours thereafter, at the front steps of the south side of the Liberty County Courthouse located at 1923 Sam Houston Street, Liberty, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by TIFFANY MUNK AND BRENT PARKER secures the repayment of a Note dated January 24, 2018 in the amount of \$183,870.00. FREEDOM MORTGAGE CORPORATION, whose address is c.o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

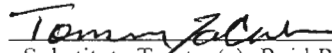
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024



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Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Rence Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith, Margie Allen, Kyle Barclay, Carolyn Ciccio, Stephanie Hernandez, Dustin George  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 29 day of September, 2022 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIBERTY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

## EXHIBIT A

All that certain tract lot or parcel of land, a part of the M. Donahoe Survey, A-25, Liberty County, Texas, and also being all of that certain called 1.00 acre tract of land that is described in a Deed from Marie King Yates to Inez Martinez that is Recorded in Volume 1049 Page 695 of the Deed Records of Liberty County, Texas, and being more completely described as follows, to-wit:

Beginning at a 1/2 Inch Iron Pipe found for corner at the N.E.C. of said tract, a 1 Inch Iron Pipe at the N.E.C. of a called 6.185 acres (Vol. 759 Pg. 398) bears South 89 degrees 27 minutes East 230.41 feet;

Thence South 03 Degrees 41 Minutes 23 Seconds East, along the E.B.L. of said tract and the W.B.L. of a called 2.00 acres (Vol. 1666 Pg. 675) for a distance of 373.70 feet to a 1/2 Inch Iron Rod found for corner (1/2 IRF bears South 83 degrees 34 minutes 44 seconds West, 13.73 feet);

Thence North 89 Degrees 33 Minutes 34 Seconds West, along the S.B.L. of said tract and the N.B.L. of a County Road for a distance of 151.36 feet to a 1/2 Inch Iron Rod set for corner (1/2 Inch Iron Rod found bears South 86 degrees 33 minutes 26 seconds West, 8.68 feet);

Thence North 07 Degrees 01 Minutes 53 Seconds East, along the W.B.L. of said tract and the E.B.L. of an unknown tract for a distance of 375.37 feet to a 1/2 Inch Iron Rod set for corner at the N.W.C. of said tract;

Thence South 89 Degrees 27 Minutes 00 Seconds East, along the N.B.L. of said tract for a distance of 81.36 feet to the place of beginning containing 0.9959 Acres, more or less.

### FILED AND RECORDED OFFICIAL PUBLIC RECORDS

*Paulette Williams*

Paulette Williams, County Clerk  
Liberty County, Texas

January 30, 2018 02:38:28 PM

FEE: \$88.00 MCESSNA  
DTRUST

2018002084

