

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF LIBERTY)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated FEBRUARY 22, 2019, LIBIA MORENO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

Being TRACT NO. 7, Block 6 Out of FIFTY NINE ESTATES, Phase ONE, being 1.7300 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 9, Page 150 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$14,000.00 executed by LIBIA MORENO and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2019006740, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 5TH day of NOVEMBER, 2019, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE. of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on SEPTEMBER 16, 2019.

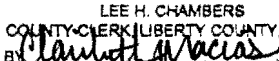

SHANA ELLINGTON
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

FILED
at 1:08 o'clock P M

OCT -2 2019

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF LIBERTY)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MAY 16, 2009, MISTY HOFFMAN PERDUE conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

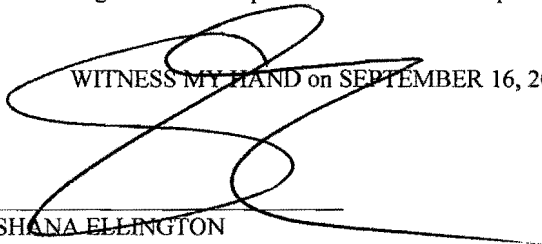
Being TRACT NO. 26, Block 3 Out of FIFTY NINE ESTATES, Phase ONE, being 1.6500 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 9, Page 150 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$65,000.00 executed by MISTY HOFFMAN PERDUE and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2009010743, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 5TH day of NOVEMBER, 2019, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE. of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

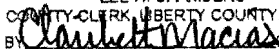
WITNESS MY HAND on SEPTEMBER 16, 2019.


SHANA ELLINGTON
Substitute Trustee

at 1:08 FILED P M
o'clock

OCT - 2 2019

AFTER RECORDING RETURN TO:
5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

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

Notice of Foreclosure Sale

at 2:18 FILED P M
o'clock

OCT - 1 2019

1. *Property to Be Sold.* The property to be sold is described as follows: LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY Charlene Macias DEPUTY

Lot 17 and 18 Block 1 Southern Crossing, Section Five, 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.

3. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust dated April 25, 2018, and executed by Martin Ramirez under Liberty County Clerk's File No. 2018009560 signed on April 25, 2018 and recorded under Liberty County Clerk's File No. 2018009560 of the real property records of Liberty County, Texas

4.

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

Date: November 5, 2019

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 \$45,099.36.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any trustee.

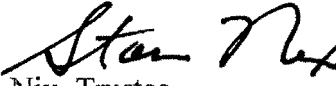
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$38,000.00, executed by Martin Ramirez and payable to the order of SOUTHERN CROSSING FIVE, LLC 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 2607 Cardinal Lane, Humble, Texas 77396.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person trustee to conduct the sale.

9-30-19
Dated: Stan Nix


Stan Nix, Trustee
25560 Ramrock Dr.
Houston Texas 77037
281-540-7636
281-224-9391

Notice of Foreclosure Sale

OCT - 1 2019

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
S. Charlita W. Acorn DEPUTY

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

Lot 90, Block 4 Southern Crossing, Section Five, 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.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2018014504 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 5, 2019

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 \$48,400.00.

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 any trustee.

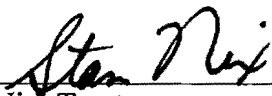
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$48,400.00, executed by Stephan Dewayne Dean and Lisa Marie Moore and payable to the order of SOUTHERN CROSSING FIVE, LLC 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 2607 Cardinal Lane, Humble, Texas 77396.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person trustee to conduct the sale.

Dated: 10-1-19


Stan Nix, Trustee
25560 Ramrock Dr.
Porter, Texas 77365
281-540-7636

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 31, 2012 and recorded under Clerk's File No. 2012008134, in the real property records of LIBERTY County Texas, with Longdna R. Harrison, married and Vernon L. Harrison as Grantor(s) and Green Tree Servicing LLC as Original Mortgagee.

Deed of Trust executed by Longdna R. Harrison, married and Vernon L. Harrison securing payment of the indebtedness in the original principal amount of \$77,400.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Longdna R. Harrison. Ditech Financial LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Ditech Financial LLC is acting as the Mortgage Servicer for the Mortgagee. Ditech Financial LLC, is representing the Mortgagee, whose address is: PO Box 12740, Tempe, AZ 85284-0046.

Legal Description:

BEING A 0.308 ACRE TRACT OF LAND (13,422 SQUARE FEET) LYING IN THE FARM LOT ONE IN BLOCK THIRTY-SEVEN (37), TOWN OF DAYTON, JEFFERSON COUNTY, TEXAS, AS RECORDED IN VOLUME N, PAGE 421 OF THE DEED RECORDS LIBERTY COUNTY, TEXAS, BEING THAT SAME 0.309 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO RICKEY REED AND WIFE, KIM REED OF RECORD IN VOLUME 925 ON PAGE 257 OF THE SAID DEED RECORDS, SAID 0.308 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

at 2:35 o'clock P M

SALE INFORMATION

OCT 03 2019

Date of Sale: 11/05/2019

Earliest Time Sale Will Begin: 10:00 AM

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

Location of Sale: The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Tiffany Beggs, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 1st day of October, 2019.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: Tommy Jackson

Printed Name: Tommy Jackson

C&M No. 44-19-1615

Exhibit "A"

Tract One

Being a 0.308 acre tract of land (13,422 square feet) lying in the Farm Lot One in Block Thirty-seven (37), Town of Dayton, Jefferson County, Texas, as recorded in Volume N, Page 421 of the Deed Records, Liberty County, Texas, being that same 0.309 acre tract of land as described in an instrument to Rickey Reed and wife, Kim Reed of record in Volume 925 on Page 257 of the said Deed Records, said 0.308 acre tract of land being more particularly described as follows

BEGINNING at a ½" Rod set marking a point in the east right-of-way line of that certain Dayton Public Highway No. 321, the northwest corner of the said 0.390 acre tract of land as described in an instrument to Rickey Reed of record in Volume 1468 on Page 8 of the Official Public Records Liberty County, Texas, the southwest corner of the said 0.309 acre tract and the southwest corner of the herein described tract,

THENCE N 36° 25' 00" E (Bearing Basis) with the east line of the said Highway No. 321, the west line of said 0.309 acre tract and being the west line of the herein described tract for a distance of 111.65' to a 1 ½" iron pipe marking the southwest corner of that certain tract of land as described in an instrument to Earnest and Bessie Briggs of record in Volume 258 on Page 195 of the said Deed Records, the northwest corner of the said 0.309 acre tract and being the northwest corner of the herein described tract,

THENCE S 53° 20' 30" E with the south line of the said Briggs tract, the south line of that certain 0.12 acre tract of land as described in an instrument to Earnest and Bessie Briggs of record in Volume 653 on Page 696 of the said Deed Records, the north line of the said 0.309 acre tract and being the north line of the herein described tract for a distance of 120.00' to a ½" iron rod set marking the northwest corner of that certain 5.41 acre tract of land as described in an instrument to Rickey Reed of record in Volume 1686 on Page 397 of the said Official Public Records, a point in the south line of the said 0.12 acre tract, the northeast corner of the said 0.309 acre tract and being the northeast corner of the herein described tract,

THENCE S 36° 25' 06" W with the west line of said 5.41 acre tract, the east line of the said 0.309 acre tract and being the east line of the herein described tract for a distance of 112.05' to a ½" iron rod set marking a point in the west line of the said 5.41 acre tract, the northeast corner of the said 0.390 acre tract, the southeast corner of the said 0.309 acre tract and being the southeast corner of the herein described tract,

THENCE N 53° 08' 34" W with the north line of the said 0.390 acre tract, the south line of the said 0.308 acre tract and being the south line of the herein described tract for a distance of 120.00' to the point and place of beginning, containing in area 0.308 acres of land (13,416.48 square feet), more or less