

## Notice of Trustee's Sale

Date: November 04, 2020

Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated September 28, 2018 in the amount of \$29,800.00

Deed of Trust

9:39 A

Date: September 28, 2018

Grantor: Leonel A Suazo and Norma Alicia Suazo

Charlitt Macias

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded October 10, 2018, under Clerk File No. 2018022516,  
Official Records of Liberty County, Texas.

Property: Lot 59 Block 2, Villa Nueva Subdivision, as shown on the map or plat thereof,  
filed for record in the Office of the County Clerk of Liberty County, Texas  
under Clerk's File No. 2017003167, Map Records of Liberty County, Texas,  
including all person 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): December 01, 2020

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

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

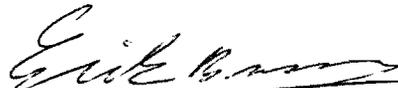
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE  
UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY,  
INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR  
THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT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

**TRUSTEE:**

  
Erik C. Baumann

## Notice of Trustee's Sale

Date: November 04, 2020

Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated February 23, 2018 in the amount of \$31,400.00

Deed of Trust

Date: February 23, 2018

Grantor: Omar Merari Gomez

Mortgagee: VNS Liberty, Ltd.

9:39 A

Claribel Macias

Recording information: Recorded February 27, 2018, under Clerk File No 2018005024,  
Official Records of Liberty County, Texas.

Property: Lot 65 Block 2, Villa Nueva Subdivision, as shown on the map or plat thereof,  
filed for record in the Office of the County Clerk of Liberty County, Texas  
under Clerk's File No. 2017003167, Map Records of Liberty County, Texas,  
including all person 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): December 01, 2020

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

Place of Sale: 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.

**TRUSTEE:**

  
Erik C. Baumann

## Notice of Trustee's Sale

Date: November 04, 2020

Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated February 08, 2018 in the amount of \$34,400.00

Deed of Trust

Date: February 08, 2018

Grantor: Omar Merari Gomez

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded February 27, 2018, under Clerk File No 2018005014,  
Official Records of Liberty County, Texas.

Property: Lot 64 Block 2, Villa Nueva Subdivision, as shown on the map or plat thereof,  
filed for record in the Office of the County Clerk of Liberty County, Texas  
under Clerk's File No. 2017003167, Map Records of Liberty County, Texas,  
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): December 01, 2020

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

Place of Sale: 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.

**TRUSTEE:**

  
Erik C. Baumann

## Notice of Trustee's Sale

Date: November 04, 2020

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 September 17, 2014 in the amount of \$25,300.00

Deed of Trust

9:39 A

Date: September 17, 2014

Grantors: Jose' R Carmona and Bertha Alicia Carmona

*Bertha Alicia Carmona*

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded October 01, 2014, under Clerk File No 2014015890,  
Official Records of Liberty County, Texas.

Property: Lot 25 Block 2, Villa Nueva Subdivision, as shown on the map or plat thereof,  
filed for record in the Office of the County Clerk of Liberty County, Texas  
under Clerk's File No. 2014011445, Map Records of Liberty County, Texas,  
including all person 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): December 01, 2020

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

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

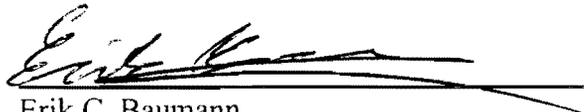
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE  
UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY,  
INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR  
THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT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

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

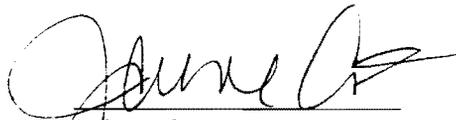
Pursuant to authority conferred upon me by that certain Deed of Trust executed by **M&N Builders, LLC**, of Harris County, Texas, dated January 24, 2018 and duly recorded under Clerk's File No. 2018001928, of the Official Public Records of Liberty County, Texas, I will, as Substitute Trustee under the Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of the indebtedness, default having been made in the payment thereof, sell on Tuesday, December 1, 2020 (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. The real property is located in Liberty County, Texas, and is described as follows, to-wit:

That certain surface estate only in and to Tract 8 (10.010 Acres) lying in the G.C. & S.F.R.R. Company Survey, Abstract No. 34, in Dayton, Liberty County, Texas, said 10.010 acre tract is more particularly described by metes and bounds attached hereto as Exhibit "A".

THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

4:25 FILED P  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M  
NOV 06 2020  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
Adnan Durrani DEPUTY

Executed the 6th day of November 2020.

  
Jaime Carter,  
Substitute Trustee

ADDRESS AND TELEPHONE NUMBER  
OF SUBSTITUTE TRUSTEE

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

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

Tract 8

Of 10.010 Acres or 436,055 Square Feet of land being part of that certain TRACT ONE called 19.9489 Acres of land conveyed from TEXAS PIPE COUPLING AND THREADING, INC. to Daniel R. Zivko, by a deed dated March 12, 1999 and recorded in Volume 1842, Page 796, of the Deed Records of Liberty County, Texas (L.C.D.R.), lying in the G.C. & S.F.R.R. COMPANY SURVEY, Abstract No. 34, in Dayton, Liberty County, Texas, said 10.010 Acre tract is more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch iron pipe found 0.8 feet below the surface of an asphalt road at the Southwest corner of that certain 59.99 Acre Tract of land conveyed from James Leard Conner and Ellen Gill Conner to MADEIRA THREE, LLC by a deed dated August 1, 2013 and recorded in Clerk's File No. 2013012272, L.C.D.R., same being what is called the center line of Stilson Road (County Road 601, a 60' R.O.W.), and being the Northwest corner of that certain TRACT TWO called 19.87 Acre Tract of land conveyed from TEXAS PIPE COUPLING AND THREADING, INC. to Daniel R. Zivko, by a deed dated March 12, 1999 and recorded in Volume 1842, Page 796, L.C.D.R.;

THENCE South 00 deg. 06 min. 59 sec. East, along the what is called the center line of said Stilson Road, same being the West line of said 19.87 Acre Tract of land, a distance of 336.44 feet to a Mag Nail with Washer found at the POINT OF BEGINNING;

THENCE North 89 deg. 51 min. 31 sec. East, along the South line of said 19.87 Acre Tract of land, at a distance of 33.37 feet pass a 3/4 inch iron rod found on the East Right-of-Way of said Stilson Road, and continuing in all a distance of 1400.11 feet to a 5/8 inch iron rod with cap set at a point for corner;

THENCE South 00 deg. 15 min. 23 sec. East, a distance of 310.87 feet to a 5/8 inch iron rod with cap set at a point for corner;

THENCE South 89 deg. 48 min. 41 sec. West, at a distance of 1366.69 feet pass a 5/8 inch iron rod with cap set on the East Right-of-Way of said Stilson Road, and continuing in all a distance of 1400.11 feet to a Mag Nail with Washer set at a point for corner;

THENCE North 00 deg. 15 min. 23 sec. West, along the what is called the center line of said Stilson Road, a distance of 312.02 feet to the POINT OF BEGINNING, containing within these calls 10.010 Acres or 436,055 Square Feet of land, as depicted by a plat prepared by Donald K. Hall, R.P.L.S. No. 4070 dated April 22, 2014.

