

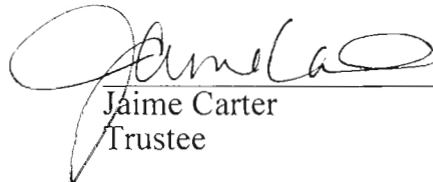
**NOTICE OF TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **JEFFREY LANE SOWELL** of Liberty County, Texas, dated September 23, 2016 and duly recorded in Clerk's File Number 2016016933 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, December 6, 2022**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

THE SURFACE ESTATE ONLY in and to Lot TEN (10), of SPUR FOREST SUBDIVISION, SECTION III, an addition in the Richard Green Survey, Abstract 197, Liberty County, Texas, according to the map or plat thereof recorded in Volume 8, Page 208 of the Map Records of Liberty County, Texas.

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

Executed the 21<sup>st</sup> day of October, 2022.

  
Jaime Carter  
Trustee

at 9:00 FILED  
o'clock A M

OCT 26 2022

ADDRESS AND TELEPHONE NUMBER  
OF TRUSTEE

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

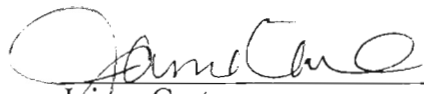
**NOTICE OF TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **JOEY JAMES** and **KIMBERLY MAE ARNOLD** of Liberty County, Texas, dated March 27, 2014 and duly recorded in Clerk's File Number 2014005331 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, December 6, 2022**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

Surface Estate only in and to Lot Two (2), Block Four (4) of WALNUT CREEK RESERVES REPLAT a subdivision located in the THEODORE DORSETT, A-27, Liberty County, Texas, according to a map or plat thereof recorded in Clerk's File No. 2012005059, of the Map Records of Liberty County, Texas.

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

Executed the 21<sup>st</sup> day of October, 2022.

  
\_\_\_\_\_  
Jaime Carter  
Trustee

at 9:00 FILED A  
o'clock \_\_\_\_\_ M

OCT 26 2022

ADDRESS AND TELEPHONE NUMBER  
OF TRUSTEE

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

2:20 P  
112  
Brenna

Notice of Foreclosure Sale

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property to be sold. The property to be sold is describes as follows:

Tract 1

A tract or parcel of land containing 3.1523 acres being the Westerly Portion of the Morris E. Enloe, Etux Joanne Enloe 7.8178 acre tract being that so called 8 2/3 acre tract conveyed to Morris E. Enloe, Etux-Joanne Enloe in Instrument Dated October 29, 1960 Recorded in Volume 519. Page 612 of the Liberty County Deed Records in the I.&G.N.R.R. Co. Survey No. 19 Liberty County, Texas Being out of an Original 50 Acre Tract conveyed to D.C. Smith by H.W. Speckles, ETUX Delma in Instrument dated January 30, 1934 said 3.1523 acre tract being more particularly described by metes and bounds attached in Exhibit "A".

Tract 2

Being all that certain tract or parcel of land containing 7.07 acres situated in the international and great Northern railroad company survey, section 19, abstract No. 350, San Jacinto County, Texas and being part of a called 7.67 acres tract, called Tract 1 as recorded in Volume 46 Page 421, Deed Records San Jacinto County, Texas and part of a called 6.67 acres tract, called tract 2 as Recorded in Volume 46, Page 421, Deed Records San Jacinto County, Texas Said 7.07 acre tract being out of a called 10.94 acre tract as Recorded in Volume 168, Page 691, Official Public Records San Jacinto County, Texas and being more particularly described by metes and bounds attached in Exhibit "B".

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

Date: December 6, 2022

Time: The sale shall being no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Front steps of the Liberty County Courthouse in Liberty, Texas, at the following location: 1923 Sam Houston Street, 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 substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled date to announce the postponement, withdraw, or

rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refilling may be after that date originally scheduled for this sale.

3. 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 the sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.


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

4. Obligations Secured. The deed of trust provides that it secures the payment for the indebtednesses and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$85,000.00, executed by Jofre Lantion, and payable to the order of Silver Duncan and Georgia Duncan (2) all renewals and extensions of the note; and (3) any all present and future indebtednesses of Jofre Lantion to Silver Duncan and Georgia Duncan. Silver Duncan and Georgia Duncan are the current owners and holders of the Obligations and are the beneficiaries under the deed of trust.

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

Dated October 26, 2022.

STRATTON & CHRISCO  
ATTORNEYS AT LAW  
609 Travis Street  
Liberty, Texas 77575  
Tel: (936) 336-5766  
Fax: (936) 336-5768

  
C. Bruce Stratton

## Exhibit "A"

(TRACT 1)

A TRACT OR PARCEL OF LAND CONTAINING 3.1523 ACRES BEING THE WESTERLY PORTION OF THE MORRIS E. ENLOE, ETUX JOANNE ENLOE 7.8178 ACRE TRACT BEING THAT SO CALLED 8 2/3 ACRE TRACT CONVEYED TO MORRIS E. ENLOE, ETUX-JOANNE ENLOE IN INSTRUMENT DATED OCTOBER 29, 1960 RECORDED IN VOLUME 519, PAGE 612 OF THE LIBERTY COUNTY DEED RECORDS IN THE I.&G.N.R.R. CO. SURVEY NO. 19 LIBERTY COUNTY, TEXAS BEING OUT OF AN ORIGINAL 50 ACRE TRACT CONVEYED TO D.C. SMITH BY H.W. SPECKLES, ETUX DELMA IN INSTRUMENT DATED JANUARY 30, 1934 SAID 3.1523 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a 1/2 inch iron rod found at the southeast corner of said 80 acre tract and marking the Southeast corner of said 7.8178 acre tract;

THENCE West with the South line of so called 8 2/3 acre tract we surveyed to be 7.8178 acres passing the East right-of-way line of FM Highway No. 1725 at 558.60 ft. and with the south line of said 50 acre tract a total distance of 640.48 ft. to a 1/2 inch iron rod found as the southeast corner and PLACE OF BEGINNING of the herein described 3.1523 acre tract;

THENCE South 89 degrees 50 minutes 44 seconds West with the North line of Dunnam Estates Tract and with the south line of said 50 acre tract and said Enloe so called 8 2/3 acre tract a distance of 397.34 ft. to a 1/2 inch iron rod found at the Southwest corner of said 7.8178 acre tract and marking the ~~lower Southeast corner of the Glen Carnes Tract;~~

THENCE North 00 degrees 56 minutes 00 seconds West with an old fence line and with the East line of said Carnes Tract and the West line of said 7.8178 acre tract a distance of 350.33 ft. to a 1/2 inch iron rod found at the Northwest corner of the herein described tract also marking the Northwest corner of said Enloe 7.8178 acre tract and the re-entrant corner of said Glen Carnes Tract;

THENCE South 89 degrees 52 minutes 39 seconds East with the upper South line of said Carnes Tract and the North line of 7.8178 acre tract a distance of 398.09 ft. to a 1/2 inch iron rod found at the Northeast corner of the herein described tract being the West right-of-way line of FM Highway No. 1725;

THENCE South 01 degrees 53 minutes 58 seconds West with the west right-of-way line of FM Highway No. 1725 a distance of 199.91 to a TX DOT right-of-way monument at the PC of a curve to the left;

THENCE in a Southerly direction with said curve to the left having a radius of 562.37 ft. an arc length of 152.17 a central angle of 15 degrees 30 minutes 14 seconds long chord bears South 04 degrees 22 minutes 43 seconds East-151.71 ft. to the PLACE OF BEGINNING

of a called 1.00626 acre tract as recorded in Volume 181, Page 666, Deed Records San Jacinto County, Texas to a 5/8 inch iron rod set in the southwest margin of said F.M. Road No. 1725 for the north corner of this herein described tract;

THENCE South 31 degrees 55 minutes 44 seconds East, a distance of 387.62 feet with the west margin of said F.M. Road No. 1725 to a 5/8 inch iron rod set for a corner of this herein described tract;

THENCE with the west margin of said F.M. Road No. 1725, around a curve in a clockwise direction having an arc distance of 187.96 feet, a radius of 375.40 feet, and a chord of South 17 degrees 54 minutes 05 seconds East, a distance of 186.00 feet to a 1/2 inch disturbed iron rod found for the upper southeast corner of this herein described tract, from which a found 1/2 inch iron rod bears: North 08 degrees 11 minutes West, a distance of 39.3 feet;

THENCE South 87 degrees 35 minutes 48 seconds West, a distance of 398.04 feet (called North 89 degrees 52 minutes 39 seconds West, a distance of 398.09 feet) with the south line of said 6.67 acre tract, same being the north line of 3.1523 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

Thence South 03 degrees 03 minutes 00 seconds East, a distance of 350.03 feet (called South 00 degrees 56 minutes 00 seconds East, a distance of 350.33 feet) with the east line of said 7.67 acre tract, same being the west line of said 3.1523 acre tract to the POINT OF BEGINNING and containing 7.07.

BEARINGS STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS-5815".



## Exhibit "B"

(Tract 2)

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 7.07 ACRES SITUATED IN THE INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY SURVEY, SECTION 19, ABSTRACT No. 350, SAN JACINTO COUNTY, TEXAS, AND BEING PART OF A CALLED 7.67 ACRE TRACT, CALLED TRACT 1 AS RECORDED IN VOLUME 46, PAGE 421, DEED RECORDS SAN JACINTO COUNTY, TEXAS AND PART OF A CALLED 6.67 ACRE TRACT, CALLED TRACT 2 AS RECORDED IN VOLUME 46, PAGE 421, DEED RECORDS SAN JACINTO COUNTY, TEXAS; SAID 7.07 ACRE TRACT BEING OUT OF A CALLED 10.94 ACRE TRACT AS RECORDED IN VOLUME 168, PAGE 691, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of a called 3.1523 acre tract as recorded in Liberty County Clerk's File No. 2015011168, same being the southeast corner of said 7.67 acre tract and a corner of this herein described tract, from which a 5/8 inch iron rod found in the west margin of F.M. Road No. 1725 (80 foot R.O.W.) bears: North 87 degrees 43 minutes 33 seconds East, a distance of 398.24 feet (called South 88 degrees 42 minutes 11 seconds East, a distance of 398.19 feet);

THENCE South 87 degrees 00 minutes 10 seconds West, a distance of 252.89 feet (called West, a distance of 252.00 feet) with the south line of said 7.67 acre tract, same being the north line of a called 29.2513 acre tract, called Tract 1 as recorded in Liberty County Clerk's File No. 2007009430 to a fence corner found for the southwest corner of this herein described tract;

THENCE North 03 degrees 15 minutes 33 seconds West, a distance of 390.87 feet (called North) with the west line of said 7.67 acre tract, same being the east line of a called 3.88 acre tract as recorded in San Jacinto County Clerk's File No. 20176490 to a fence corner found for a corner of this herein described tract;

THENCE North 04 degrees 33 minutes 34 seconds West, a distance of 158.50 feet (called North) with the west line of said 7.67 acre tract, same being the east line of a called 1.168 acre tract as recorded in San Jacinto County Clerk's File No. 03-6135 to a 5/8 inch iron rod found for the northwest corner of this herein described tract;

THENCE North 51 degrees 54 minutes 05 seconds East, a distance of 209.43 feet (called North 60 degrees 00 minutes 00 seconds East, a distance of 208.71 feet) with the south line of a called 1.0 acre tract as recorded in Volume 87, Page 910, Official Public Records San Jacinto County, Texas to a 5/8 inch iron rod set for a corner of this herein described tract;

THENCE North 49 degrees 01 minutes 35 seconds East, a distance of 317.14 feet (called

North 54 degrees 02 minutes 58 seconds East, a distance of 316.49 feet) with the south line of a called 1.00626 acre tract as recorded in Volume 181, Page 666, Deed Records San Jacinto County, Texas to a 5/8 inch iron rod set in the southwest margin of said F.M. Road No. 1725 for the north corner of this herein described tract;

THENCE South 31 degrees 55 minutes 44 seconds East, a distance of 387.62 feet with the west margin of said F.M. Road No. 1725 to a 5/8 inch iron rod set for a corner of this herein described tract;

THENCE with the west margin of said F.M. Road No. 1725, around a curve in a clockwise direction having an arc distance of 187.96 feet, a radius of 375.40 feet, and a chord of South 17 degrees 54 minutes 05 seconds East, a distance of 186.00 feet to a 1/2 inch disturbed iron rod found for the upper southeast corner of this herein described tract, from which a found 1/2 inch iron rod bears: North 08 degrees 11 minutes West, a distance of 39.3 feet;

THENCE South 87 degrees 35 minutes 48 seconds West, a distance of 398.04 feet (called North 89 degrees 52 minutes 39 seconds West, a distance of 398.09 feet) with the south line of said 6.67 acre tract, same being the north line of 3.1523 acre tract to a 1/2 inch iron rod found for a corner of this herein described tract;

Thence South 03 degrees 03 minutes 00 seconds East, a distance of 350.03 feet (called South 00 degrees 56 minutes 00 seconds East, a distance of 350.33 feet) with the east line of said 7.67 acre tract, same being the west line of said 3.1523 acre tract to the POINT OF BEGINNING and containing 7.07.

**BEARINGS STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".**

22TX373-0769  
874 COUNTY ROAD 2222, CLEVELAND, TX 77327

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### NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT A

Security Instrument: Deed of Trust dated May 7, 2020 and recorded on June 3, 2020 as Instrument Number 2020015406 in the real property records of LIBERTY County, Texas, which contains a power of sale.

Sale Information: December 06, 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 JUSTIN LEE CAPPS AND MEGAN D. CAPPS secures the repayment of a Note dated May 7, 2020 in the amount of \$418,160.00. 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.

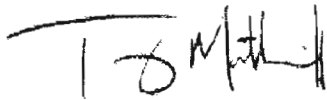
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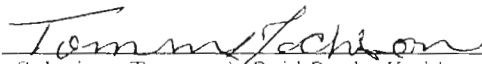
Adrian Driver

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.



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



Substitute Trustee(s): Reid Ruple, Kathleen Adkins,  
Evan Press, Cary Corenblum, Kristopher Holub,  
Joshua Sanders, Renee Speight, Julian Perrine,  
Amy Oian, Catrena Ward, Matthew Hansen,  
Maryna Danielian, Dana Denney, Tommy Jackson,  
Ron Harmon, Keata Smith, Margie Allen, Kyle  
Barclay, Stephanie Hernandez, Carolyn Ciccio,  
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 27 day of October, 2022 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**

A TRACT OR PARCEL OF LAND CONTAINING 10.0125 ACRES BEING KNOWN AS TRACT 115 OF TARKINGTON WOODS UNRECORDED SUBDIVISION OUT OF PAUL PITTS 249.27 ACRE TRACT AND 122.93 ACRE TRACT CONVEYED TO WILLIAM R. AND KELLY B. DANIEL OUT OF THE E. K. DAVIS SURVEY, ABSTRACT 17 IN LIBERTY COUNTY, TEXAS, BEING DESCRIBED IN INSTRUMENT IN VOLUME 729, PAGE 153 AND VOLUME 735, PAGE 564 OF THE DEED RECORDS OF LIBERTY COUNTY SAID 10.0125 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a ¼ inch iron pipe found at the Southeast corner of said Paul Pitts 249.27 acre tract described in Volume 729, Page 153 et seq., of the Liberty County Deed Records;

THENCE North 89 degrees 55 minutes 00 seconds West a distance of 2911.13 ft to a 3/8 inch iron rod set marking the Southeast corner and PLACE OF BEGINNING of the herein described 10.0125 acre tract and marking the Southwest corner of the Martha Mary Miller so called 12.349 acre Tract 106 described in instrument dated December 15, 1999 recorded in Volume 2006-002045 of the Official Records of Liberty County,

THENCE North 89 degrees 55 minutes 00 seconds West with the South boundary of said original parent 249.27 acre Pitts Tract a distance of 289.73 ft. to a 3/8 inch iron rod set marking the Southwest corner of the herein described tract and the Southeast corner of the Lawrence G. Paterson so called 10.104 acre Tract 126 described in Volume 864, Page 330 of the Official Public Records of Liberty County;

THENCE North 00 degrees 08 minutes 00 seconds West with the East boundary of said Patterson Tract and with the East boundary of the Leonard Davis 5 acre Tract 201 described in instrument dated October 21, 2001 recorded in Volume 1924, Page 237 of the Official Public Records of Liberty County a total distance of 1506.08 ft. to a ½ inch iron rod set marking the Northwest corner of the herein described 10.0125 acre tract and marking the Northeast corner of said Davis 5 acre tract in the South right-of-way line of County Road No. 2222 (Tarkington Woods Road – 60 ft. wide public road);

THENCE North 89 degrees 38 minutes 00 seconds East with the South right-of-way line of County Road No. 2222 a distance of 289.72 ft. to a ½ inch iron rod found at the Northeast corner of the herein described tract marking the Northwest corner of said Miller Tract 106;

THENCE South 00 degrees 08 minutes 00 seconds East with the West boundary of said Tract 106 and the East boundary of this tract a distance of 1504.65 ft. to the PLACE OF BEGINNING and containing 10.0125 acres of land.

The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.



## 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 26, 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 2021052562 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: December 6, 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 \$79,219.62.

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 \$72,400.00, executed by Christopher Tyler Wells and Joellen White Wells 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.

**8. 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: October 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 TRUSTEE

STATE OF TEXAS

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§  
§

COUNTY OF HARRIS

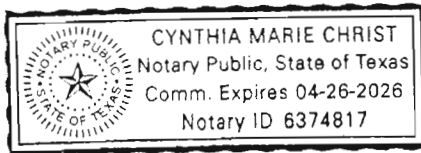
Jacob L. Richardson appeared in person before me today and stated under oath:

"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 Trustee appointed to enforce the power of sale contained in the deed of trust dated, November 19, 2021, executed by Christopher Tyler Wells and Joellen White Wells to Jacob L. Richardson, Trustee, filed for record in clerk's file number 2021052562 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on October 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 October 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.

2022052173 NOT  
10/27/2022 03:12:30 PM Total Fees: \$34.00

Lee Haidusek Chambers, County Clerk  
Liberty County, Texas

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OCT 27 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 18, 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 2021052560 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: December 6, 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 7757.

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 refileing 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 \$79,941.59.

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 \$75,158.00, executed by Harry Harrison, Jr. 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. 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: October 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

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COUNTY OF HARRIS

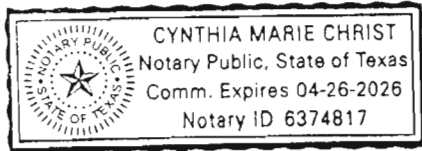
Jacob L. Richardson appeared in person before me today and stated under oath:

"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 Trustee appointed to enforce the power of sale contained in the deed of trust dated November 12, 2021, executed by Harry Harrison, Jr. to Jacob L. Richardson, Trustee, filed for record in clerk's file number 2021052560 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on October 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 October 20, 2022, by Jacob L. Richardson.



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Jacob L. Richardson, PLLC  
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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.

2022052172 NOT  
10/27/2022 03:12:30 PM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk  
Liberty County, Texas

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OCT 27 2022

**NOTICE OF TRUSTEE'S SALE**

**Date:** October 28, 2022

**Trustee:** GWENDOLYN GUINN TAYLOR  
**Trustee's Physical Address:** 124 N. Travis, Cleveland, Texas 77327  
**Trustee's Mailing Address:** P. O. Box 1030, Cleveland, Texas 77328  
**Mortgagee:** JULIO SANCHEZ ZAMORA and LORENA HERNANDEZ-GONZALEZ

**Note:** Note dated May 28, 2019, in the original principal sum of \$140,000.00

**Deed of Trust**

**Date:** May 28, 2019  
**Grantor:** JULIO SANCHEZ ZAMORA and LORENA HERNANDEZ  
**Mortgagee:** ELOISA CRUZ ROCHA  
**Recording information:** Instrument 2019015199 Official Public Records, Liberty County, Texas

**Property** Being all that property described in Exhibit "A" attached hereto and made a part hereof as if copied herein verbatim, including a mobile home MH Label #ARK0042427 being that same property conveyed to ELOISA CRUZ ROCHA in deed dated May 19, 2015 recorded as 2015007993, Official Public Records, Liberty County, Texas.

**County:** Liberty

**Date of Sale (first Tuesday of month):** December 6, 2022

**Time of Sale:** beginning no earlier than 10:00 a.m. or within three hours thereafter

**Place of Sale:** Front Steps on South Side of Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioner's Court.

**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.**

Mortgagee has appointed GWENDOLYN GUINN TAYLOR as 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 or Trustee's agent will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.

  
GWENDOLYN GUINN TAYLOR

Trustee  
Mailing Address: P. O. Box 1030, Cleveland, TX 77328  
Physical Address: 124 N. Travis, Cleveland, TX 77327

9:15 FILED A  
o'clock

OCT 23 2022

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY *Valerie DeRusty*

Exhibit "A"

THE ABOVE DESCRIBED TRACT OF LAND MAY BE BOUND BY A RIGHT-OF-WAY OR EASEMENT FOR THE PURPOSES OF THE CLAYTON TRACT OR EITHER OF THE TRACTS OF LAND DESCRIBED IN PARAGRAPHS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 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