

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

FILED
at 1:20 p.m.
NOV 15 2021
LEE HADJUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
BY: *[Signature]*
DEPUTY CLERK 

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JIMMY G. WERNER AND LISA D. WERNER, HUSBAND AND WIFE delivered that one certain Deed of Trust dated SEPTEMBER 14, 2016, which is recorded in INSTRUMENT NO. 2016016586 of the real property records of LIBERTY County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$181,729.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, DECEMBER 7, 2021, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of LIBERTY County, Texas, for such sales (OR AT THE FRONT STEPS OF THE COURTHOUSE, ONE THE SOUTH SIDE WITH AN ADDRESS OF 1923 SAM HOUSTON).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: NOVEMBER 15, 2021.

[Signature]
SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TOMMY JACKSON OR
RON HARMON OR KEATA SMITH

FILE NO.: GMG-1915
PROPERTY: 768 COUNTY ROAD 638
DAYTON, TEXAS 77535

JIMMY G. WERNER

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tel: (972) 394-3086
Fax: (972) 394-1283

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.00 ACRE SITUATED IN THE W. P. ARMSTRONG SURVEY, ABSTRACT NO. 820, LIBERTY COUNTY, TEXAS, AND BEING THE SAME CALLED 0.8888 ACRE TRACT AS RECORDED IN VOLUME 1038, PAGE 672, OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS, AND SAME BEING OUT TRACT 44 OF THE REPLAT OF OAK RIDGE ESTATES, SECTION 1 AS RECORDED IN VOLUME 8, PAGES 174-178, MAP RECORDS LIBERTY COUNTY, TEXAS; SAID 1.00 ACRE TRACT BEING THE SAME CALLED 1.000 ACRE TRACT AS RECORDED IN VOLUME 1620, PAGE 257, OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 2-inch iron pipe found in the west margin of F. M. 1008 for the northeast corner of Tract 44;

THENCE South 15 degrees 08 minutes 37 seconds West, a distance of 174.12 feet (called South 17 degrees 50 minutes 57 seconds West, a distance of 174.58 feet) with the west margin of said F. M. 1008 to a found 1/2 inch disturbed iron pipe;

THENCE South 52 degrees 58 minutes 31 seconds West, a distance of 15.96 feet (called South 58 degrees 27 minutes 51 seconds West, a distance of 15.83 feet) with the west margin of said F. M. 1008 to a 3/4 inch iron pipe found in the north margin of County Road No. 638, also known as Parkwood Drive (80 foot R.O.W.);

THENCE North 87 degrees 36 minutes 20 seconds West, a distance of 3951.87 feet (called North 84 degree 55 minutes 45 seconds West, a distance of 3951.80 feet) with the north margin of said County Road No. 638 to a 5/8 inch iron rod found for the southeast corner of POINT OF BEGINNING of this herein described tract;

THENCE North 87 degrees 40 minutes 19 seconds West, a distance of 242.26 feet (called North 84 degrees 52 minutes 13 seconds West, a distance of 242.12 feet) with the north margin of said County Road No. 638, same being the south line of said Tract 44 to a 5/8 inch iron rod found for the southwest corner of this herein described tract;

THENCE North 02 degrees 27 minutes 04 seconds East, a distance of 180.31 feet (called North 05 degrees 11 minutes 08 seconds East, a distance of 180.08 feet) with the east line of a called 1.48 acre tract as recorded in Liberty County Clerk's File No. 2015010449 to a 5/8 inch iron rod found for the northwest corner of this herein described tract;

THENCE South 87 degrees 37 minutes 09 seconds East, a distance of 241.54 feet (called South 84 degrees 50 minutes 26 seconds East, a distance of 241.76 feet) with the south line of a called 4.00 acre tract as recorded in Volume 1489, Page 197, Official Public Records Liberty County, Texas and a called 3.00 acre tract as recorded in Volume 1851, Page 838, Official Public Records Liberty County, Texas, same being the north line of said Tract 44 to a 5/8 inch iron rod found for the northeast corner of this herein described tract;

THENCE South 02 degrees 13 minutes 17 seconds West, a distance of 180.09 feet (called South 05 degrees 04 minutes 15 seconds West, a distance of 179.96 feet) with the west line of a called 2.018 acre tract as recorded in Liberty County Clerk's File No. 2009019731 to the POINT OF BEGINNING and containing 1.00 acre.

FILE NO.: GMG-1915
JIMMY G. WERNER

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: June 01, 2021
Grantor(s): Brandon Gerardo Leal
Mortgagee: 306 Stratford, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2021038993
Property County: Liberty County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as A Tract or Parcel of Land containing 0.482 Acres, more or less, located in the Barton Tarkington League, Abstract 354, in Liberty County, Texas; being more particularly described by metes and bounds in a deed from Noah O. Cunningham, et al, to Harvey Johnston, et al, dated March 9, 1982 and recorded in Volume 942, Page 251 of the Deed Records of Liberty County, Texas (more particularly described in the Loan Documents).

Date of Sale: December 07, 2021

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: Designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse. or as further designated by the County Commissioner's Court.

The Trustee or Substitute Trustee will sell the property by the 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.

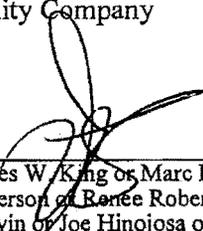
THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

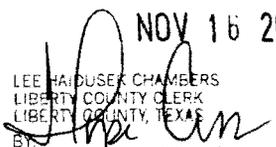
ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

The Mortgagee, whose address is:
306 Stratford, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 16th day of November, 2021


James W. King or Marc Henry or Edye Patterson or Renée Roberts or David Garvin or Joe Hinojosa or Erica Feece or Susana Garcia or Itzel Pulido or Christopher Apodaca or Leslie Galdamez or Sandra Benavides or David Cerda or Jose Martinez or Felix Ogbu or Renaud Ba or Alexander Lawson or Lucia Mendez or Craig Weeden or Cesar Acosta or Rogelio Cantu
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED
at 1 : 40 P. M.
NOV 16 2021
LEE HAUSER CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
BY 
DEPUTY CLERK



Notice of Foreclosure Sale

October 22, 2021

FILED
1:20 P.M.

NOV 15 2021

LEE HAIDUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
BY: *[Signature]*
DEPUTY CLERK



Deed of Trust ("Deed of Trust"):

Dated: November 15, 2008

Grantor: David G. Insel and Darlene Insel

Trustee: Jerry W Corbin

Lender: Templeton Mortgage Corporation

Recorded in: Instrument No. 2008022166 of the real property records of Liberty County, Texas

Legal Description: Lot 69 of Hunters Creek, an addition in the Thomas Devers Survey, A-170, Liberty County, Texas, according to the map or plat thereof recorded in Volume 10, Page 4 of the Map Records of Liberty County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$44,450.00, executed by David G. Insel and Darlene Insel ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Texas Bank Financial dba Texas Bank Mortgage Company ("Beneficiary") by an instrument dated December 5, 2018, recorded in Instrument No. 2019002501 of the real property records of Liberty County, Texas

Substitute Trustees: Craig C. Lesok, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, December 7, 2021

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.



Place: 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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Texas Bank Financial dba Texas Bank Mortgage Company's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Texas Bank Financial dba Texas Bank Mortgage Company, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Texas Bank Financial dba Texas Bank Mortgage Company's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Texas Bank Financial dba Texas Bank Mortgage Company's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Texas Bank Financial dba Texas Bank Mortgage Company passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Texas Bank Financial dba Texas Bank Mortgage Company. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

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.

/s/ Craig C. Lesok

Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446

Tommy Jackson

Craig C. Lesok, Tommy Jackson, Keata Smith,
Margie Allen, Kyle Barclay
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: December 07, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 26, 2017 and recorded in Document CLERK'S FILE NO. 2017012748 real property records of LIBERTY County, Texas, with JESSE L. MINTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JESSE L. MINTON, securing the payment of the indebtednesses in the original principal amount of \$104,292.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MID AMERICA MORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. MID AMERICA MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MID AMERICA MORTGAGE, INC.
15301 SPECTRUM DR STE. 405
ADDISON, TX 75001

FILED
at _____ 1:20 P. M.

NOV 15 2021

LEE HAIDUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
By: *J. Salwa*
DEPUTY CLERK



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

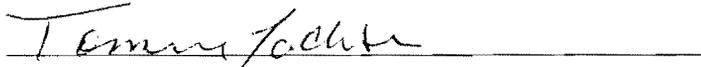
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TOMMY JACKSON, KEATA SMITH, RON HARMON, KEVIN MCCARTHY, BEATRICE CARRILLO, GILBERT ARSIAGA, MARGIE ALLEN OR KYLE BARCLAY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11-15-21 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 11-15-21

0000009335365

LIBERTY

EXHIBIT "A"

BEING A TRACT OF LAND CONTAINING 0.2468 ACRES (10,751 SQUARE FEET), SITUATED IN THE THOMAS DEVERS SURVEY, ABSTRACT 170, LIBERTY COUNTY, TEXAS, BEING LOT 10, BLOCK 1, OF BRIAR OAK SUBDIVISION, BEING OUT OF A CALLED 3.145 ACRE TRACT IN LOT 1 OF LIBERTY ACRES SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 15 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, BEING ALL OF A TRACT CONVEYED UNTO SARAH HALL & STEPHEN HALL BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2007010517 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.2468-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 325 (60.00 FEET WIDE) FOR THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE NORTH 89 DEGREES 52' 15" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 325, A DISTANCE OF 75.00 FEET TO A SET 1/2 - INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 25' 46" WEST, ALONG THE EAST LINE OF LOT 9, A DISTANCE OF 145.76 FEET TO A SET 1/2 - INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 85 DEGREES 09' 00" EAST, A DISTANCE OF 76.06 FEET TO A FOUND 5/8 - INCH IRON ROD WITH CAP MARKED "LOUIS BERGNAN RPLS 2056" FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 07' 30" EAST, A DISTANCE OF 139.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2468 ACRES (10,751 SQUARE FEET), MORE OR LESS.

Notice of Foreclosure Sale

October 26, 2021

FILED
at 1:20 p

NOV 15 2021

LEE HADUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY TEXAS
BY: *[Signature]*
DEPUTY CLERK



Deed of Trust ("Deed of Trust"):

Dated: July 18, 2019
Grantor: George E Bear aka George Edward Bear
Trustee: K. Clifford Littlefield
Lender: Vanderbilt Mortgage and Finance, Inc.
Recorded in: Instrument No. 2019018722 of the real property records of Liberty County, Texas

Legal Description: Lot 13, THE RANCH, SECTION 1, a Subdivision in Liberty County, Texas, according to Map or Plat thereof recorded in Volume 9, Page 113, of the Map and/or Plat Records of Liberty County, Texas
Including manufactured home thereon, more particularly described by Serial No. CS2025029TNAB

Secures: Promissory Note ("Note") in the original principal amount of \$139,416.86, executed by George E Bear aka George Edward Bear ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, December 7, 2021
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
Place: 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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Vanderbilt Mortgage and Finance, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Vanderbilt Mortgage and Finance, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Vanderbilt Mortgage and Finance, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Vanderbilt Mortgage and Finance, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Vanderbilt Mortgage and Finance, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Vanderbilt Mortgage and Finance, Inc. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

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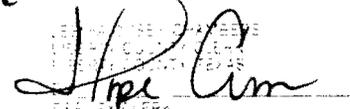
/s/ Craig C. Lesok

Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446

Tommy Jackson

Craig C. Lesok, Tommy Jackson, Keata Smith,
Margie Allen, Kyle Barclay
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

NOV 15 2021

Notice of Substitute Trustee Sale

Assert and protect your rights as a member of the armed forces of the 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. Date, Time and Place of Sale:

Date: Tuesday, December 7th, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Liberty County, Texas at the following location: South side of the courthouse, 1923 Sam Houston, on the front steps of the courthouse or as designated by the county Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

2. 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. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. 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 to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Jilberto Bahena & Viviana Stephany Garcia** and recorded on **August 20th, 2020** in **Document Number 2020040508** of the real property records of Liberty County, Texas with **Jilberto Bahena & Viviana Stephany Garcia**, Grantor(s) and, **10200 Hempstead LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$82,950.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **August 20th, 2020**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Ivo Andres Peruchena**, located at 105 Railroad Ave, Humble, Texas 77338 Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder have requested to sell said property to satisfy said indebtedness.

6. Property to be sold:

BEING SOUTHERN FOREST, BLOCK ONE (1), LOT THREE (03), ACRES 1.70 aka 143 CR 3773 CLEVELAND, TX 77327, LIBERTY COUNTY A SUBDIVISION OF 94.36 ACRES AND BEING ALL OF A 94.4527 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERKS FILE NO. 2016015187 AND BEING SITUATED IN THE MARTIN B. LAWRENCE SURVEY, ABSTRACT NO. 306 AND THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 11/12/2021

Hollis Campbell, Trustee for Lender 10200 Hempstead LLC

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.

Notice of Substitute Trustee Sale

NOV 15 2021
[Signature]
DEPUTY CLERK



Assert and protect your rights as a member of the armed forces of the 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. Date, Time and Place of Sale:

Date: Tuesday, December 7th, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Liberty County, Texas at the following location: South side of the courthouse, 1923 Sam Houston, on the front steps of the courthouse or as designated by the county Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

2. 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. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. 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 to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Yanory Milagros Amador Irias Toledo** and recorded on **September 19th, 2020** in **Document Number 2021038070**, of the real property records of Liberty County, Texas with **Yanory Milagros Amador Irias Toledo**, Grantor(s) and, **10200 Hempstead LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being **Hollis Campbell**, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$84,450.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **September 19th, 2020**.

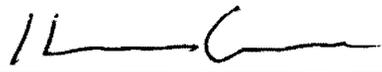
4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Ivo Andres Peruchena**, located at 105 Railroad Ave, Humble, Texas 77338 Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. Property to be sold:

BEING **SOUTHERN FOREST, BLOCK ONE (1), LOT TWO (02), ACRES 1.72** aka **85 CR 3773 CLEVELAND, TX 77327**, LIBERTY COUNTY A SUBDIVISION OF 94.36 ACRES AND BEING ALL OF A 94.4527 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERKS FILE NO. 2016015187 AND BEING SITUATED IN THE MARTIN B. LAWRENCE SURVEY, ABSTRACT NO. 306 AND THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 11/12/2021

Hollis Campbell, Trustee for Lender 10200 Hempstead LLC

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.

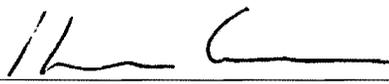
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OF 94.36 ACRES AND BEING ALL OF A 94.4527 ACRE TRACT AS RECORDED
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By:  Date: 11/12/2021

Hollis Campbell, Trustee for Lender 10200 Hempstead LLC

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