

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **December 27, 2021**, **Cypress Hollow Contractors LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$123,950.00**, payable to the order of **ZEUSLENDING.COM**, which Deed of Trust is recorded in the **Real Property Records of Liberty County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

**LOT 1 BLOCK 18 OF THE LAYL'S SUBDIVISION OUT OF THE JAMES MARTIN LEAGUE, ABSTRACT NO 73, LIBERTY COUNTY, TEXAS ACCORDING TO MAP OF SAID SUBDIVISION RECORDED IN VOLUME 1, PAGE 113 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS**, commonly known as 902 Layl Drive, Liberty, Texas, 77575; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **James W. King, Renee Roberts, Marc Henry, Edey Patterson, David Garvin, Clifford D. Harmon, Shana Murphy and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

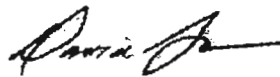
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **New York Mutual, LLC**, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, January 03, 2023**, being the first Tuesday of such month, at the county courthouse of **Liberty County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Liberty County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10 a.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, January 03, 2023**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of December 13, 2022.




Signature

David Garvin, Substitute Trustee  
Printed Name

Matter No. 1685

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

FILED  
at 9 45 A

DEC 13 2022  
J. Pope Carr  
DEPUTY CLERK  


## NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

BEING LOT 91, BLOCK 3, CAMINO REAL SECTION TWO, AN ADDITION TO LIBERTY COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER CLERKS FILE NUMBER 2015012997, MAP RECORDS, LIBERTY COUNTY, TEXAS.

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

Date: January 3, 2023

Time: The sale shall begin 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: LIBERTY County, on the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston in Liberty, Texas, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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 sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable

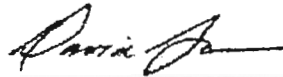
conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Leonel Alvarez Torres and Rosa Isela Navarro Avila ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated December 20, 2018 and executed by Debtor in the Original Principal Amount of \$174,353.00. The current beneficiary of the Deed of Trust is HOInvest400 LLC, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated December 20, 2018, designating Michael H. Patterson as the Original Trustee and is recorded in the office of the County Clerk of LIBERTY County, Texas, under Instrument No. 2019001255, of the Real Property Records of LIBERTY County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

7. 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.

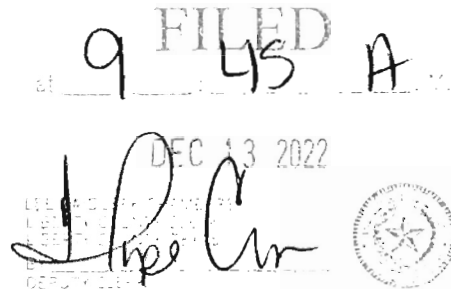
8. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED December 13, 2022



James W. King, Renee Roberts, Marc Henry, Edye Patterson, David Garvin, Richard E. Anderson, Ray Vela or Cesar DelaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees



## NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT 4779, IN BLOCK 48; IN SANTA FE, SECTION THREE, A SUBDIVISION SITUATED IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2019002297 OF THE PLAT RECORDS OF LIBERTY COUNTY, TEXAS, TOGETHER WITH SURVEYOR'S AFFIDAVIT OF CORRECTION, RECORDED OCTOBER 15, 2019 IN DOCUMENT NO. 2019027120, REAL PROPERTY RECORDS, LIBERTY COUNTY, TEXAS A.P.N.:241149

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

Date: January 3, 2023

Time: The sale shall begin 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: LIBERTY County, on the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston in Liberty, Texas, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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 sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 property.

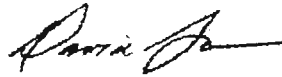
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Fermin Sampedro Martinez and SanJuana Montecillo Frias ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated June 11, 2021 and executed by Debtor in the Original Principal Amount of \$213,900.00. The current beneficiary of the Deed of Trust is CooperZadeh LLC, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated June 11, 2021, designating as the Original Trustee Brett M. Shanks and is recorded in the office of the County Clerk of LIBERTY County, Texas, under Instrument No. 2021025232, Of the Real Property Records of LIBERTY County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

7. 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.


8. 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.

DATED December 13, 2022



James W. King, Renee Roberts, Marc Henry, Ede Patterson, David Garvin, Richard E. Anderson, Ray Vela or Cesar DelaGarza  
4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

xxx514 Martinez

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DEC 13 2022  
J. P. Anderson  


**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE: December 13, 2022**

2022059626 NOT Total Pages: 3

**DEED OF TRUST:**



**Date:** November 19, 2021  
**Grantor:** Rebeca Monjaraz Ortiz  
**Beneficiary:** Tierra Vacante, LLC, Texas Limited Liability Company  
**Substitute Trustee:** Charles A. Whiteford  
**Address:** P.O. Box 959, Edinburg, Texas 78540

**Recording Information:** Recorded under Document Number **2021053432** of the Official Records Liberty County, Texas

**Property:** See attached Exhibit "A"

**NOTE:**

**Date:** November 19, 2021  
**Amount:** \$45,400.00  
**Debtor:** Rebeca Monjaraz Ortiz  
**Holder:** Tierra Vacante, LLC, Texas Limited Liability Company

**Date of Sale of Property (first Tuesday of month): January 3, 2023**

**Earliest Time of Sale of Property: 10 AM**

**Place of Sale of Property (including county): Place of Sale of Property (including county): THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS. 1923 Sam Houston, Liberty, Texas 77575**

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above of within four hours after that time.

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 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 a written notice of the active military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

  
**Charles A. Whiteford, Substitute Trustee**

THE STATE OF TEXAS  
COUNTY OF HIDALGO

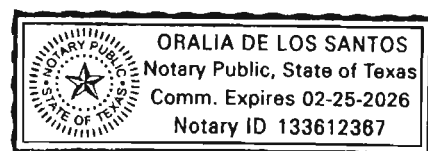
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at 10:40 o'clock A M

DEC 13 2022

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

This instrument was acknowledged before me on this day **December 13, 2022** by **Charles A. Whiteford, Substitute Trustee.**

  
Notary Public, State of Texas



**TRACT 2**  
**0.689 Acre Tract**

**Exhibit "A"**

Being a 0.689 acre tract of land, more or less, in the Lefroi Gedruf League, Abstract Number 38 in Liberty County, Texas, and being out of that land conveyed from Leyson Augustus Cassity and Kelly Cheatwood Stuart, Individually and as Co-Trustees of the Land Trust created under the will of Bobby Gene Cassity; and Christopher Michael Cassity, Ashlee Louine Cassity and Terease Nacole Cassity, Individually to Tierra Vacante, LLC in deed dated April 20, 2021 and recorded under Clerk's File Instrument Number 2021016437 of the Official Public Records of Liberty County, Texas and under Clerk's File Instrument Number 2021-115179 of the Official Public Records of Hardin County, Texas, with said 0.689 acre tract being described as follows, to wit:

COMMENCING at a 1 inch iron pipe found for the southwest corner of that land conveyed to said Tierra Vacante, LLC, same being the southeast corner of that called 1 acre tract conveyed to Wesley Fregia in deed recorded in Volume 751, Page 599 of the Deed Records of Liberty County, Texas and being the southeast corner of that called 0.237 acre easement conveyed to Cielo Grande, LLC as Second Tract in deed recorded under Clerk's File Instrument Number 2013005592 of the Official Public Records of Liberty County, Texas and under Clerk's File Instrument Number 2013-37402 of the Official Public Records of Hardin County, Texas, and from which a ½ inch iron rod with a cap stamped "TPS 100834-00" found bears South 08° 05' 15" West a distance of 7.41 feet, and being in the north right of way line of County Road 2073;

THENCE South 63° 38' 27" East with a south line of the land of said Tierra Vacante, LLC and the north right of way line of County Road 2073 a distance of 100.04 feet to the place of BEGINNING, being the southwest corner of this tract, same being the southeast corner of Tract 1, a 0.742 acre tract out of the land of said Tierra Vacante, LLC;

THENCE North 26° 21' 33" East with the west line of this tract and the east line of said Tract 1 a distance of 271.07 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the northwest corner of this tract, same being the northeast corner of said Tract 1 and being in a north line of the land of said Tierra Vacante, LLC and in the south line of that called 139.74 acre tract called the First Tract in above referenced deeds to said Cielo Grande, LLC;

THENCE North 86° 11' 42" East with the north line of this tract and north line of the land of said Tierra Vacante, LLC and the south line of said called 139.74 acre tract a distance of 115.66 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the northeast corner of this tract, same being the northwest corner of Tract 3, a 0.774 acre tract out of said land of said Tierra Vacante, LLC;

THENCE South 26° 21' 33" West with the east line of this tract and the west line of said Tract 3 a distance of 329.18 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the southeast corner of this tract, same being the southwest corner of said Tract 3 and being in a south line of the land of said Tierra Vacante, LLC and in the north right of way line of County Road 2073;

THENCE North 63° 38' 27" West with the south line of this tract and a south line of the land of said Tierra Vacante, LLC and the north right of way line of County Road 2073 a distance of 100.00 feet to the place of BEGINNING.

Said tract of land herein described contains 0.689 acre of land, more or less. Surveyed in 2021.

The bearings in the description above are grid bearings based on the Texas State Plane Coordinate System for the Texas Central Zone, NAD 1983.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE: December 13, 2022**

2022059625 NOT Total Pages: 3  
[Barcode]

**DEED OF TRUST:**

**Date:** November 24, 2021  
**Grantor:** Reyna Sarai Hernandez  
**Beneficiary:** Tierra Vacante, LLC, Texas Limited Liability Company  
**Substitute Trustee:** Charles A. Whiteford  
**Address:** P.O. Box 959, Edinburg, Texas 78540

**Recording Information:** Recorded under Document Number **2022002562** of the Official Records Liberty County, Texas

**Property:** See attached Exhibit "A"

**NOTE:**

**Date:** November 24, 2021  
**Amount:** \$46,400.00  
**Debtor:** Reyna Sarai Hernandez  
**Holder:** Tierra Vacante, LLC, Texas Limited Liability Company

**Date of Sale of Property (first Tuesday of month): January 3, 2023**

**Earliest Time of Sale of Property:** 10 AM

**Place of Sale of Property (including county):** Place of Sale of Property (including county): **THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS. 1923 Sam Houston, Liberty, Texas 77575**

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above of within four hours after that time.

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 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 a written notice of the active military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

  
**Charles A. Whiteford, Substitute Trustee**


THE STATE OF TEXAS  
COUNTY OF HIDALGO

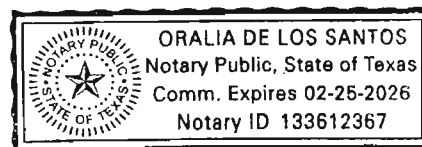
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at 10:40 o'clock A M

DEC 13 2022

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

This instrument was acknowledged before me on this day **December 13, 2022** by **Charles A. Whiteford, Substitute Trustee.**

  
Notary Public, State of Texas





**TRACT 1**  
**0.742 Acre Tract**

**Exhibit "A"**

Being a 0.742 acre tract of land, more or less, in the Lefroi Gedruf League, Abstract Number 38 in Liberty County, Texas, and being out of that land conveyed from Leyson Augustus Cassity and Kelly Cheatwood Stuart, Individually and as Co-Trustees of the Land Trust created under the will of Bobby Gene Cassity; and Christopher Michael Cassity, Ashlee Louine Cassity and Terease Nacole Cassity, Individually to Tierra Vacante, LLC in deed dated April 20, 2021 and recorded under Clerk's File Instrument Number 2021016437 of the Official Public Records of Liberty County, Texas and under Clerk's File Instrument Number 2021-115179 of the Official Public Records of Hardin County, Texas, with said 0.742 acre tract being described as follows, to wit:

BEGINNING at a 1 inch iron pipe found for the southwest corner of this tract and southwest corner of that land conveyed to said Tierra Vacante, LLC, same being the southeast corner of that called 1 acre tract conveyed to Wesley Fregia in deed recorded in Volume 751, Page 599 of the Deed Records of Liberty County, Texas and being the southeast corner of that called 0.237 acre easement conveyed to Cielo Grande, LLC as Second Tract in deed recorded under Clerk's File Instrument Number 2013005592 of the Official Public Records of Liberty County, Texas and under Clerk's File Instrument Number 2013-37402 of the Official Public Records of Hardin County, Texas, and from which a ½ inch iron rod with a cap stamped "TPS 100834-00" found bears South 08° 05' 15" West a distance of 7.41 feet, and being in the north right of way line of County Road 2073;

THENCE North 02° 03' 20" East with the west line of this tract and west line of the land of said Tierra Vacante, LLC and the east line of said called 1 acre tract and said called 0.237 acre easement a distance of 185.06 feet to a point for the northwest corner of this tract, same being the northeast corner of said called 1 acre tract and northeast corner of said called 0.237 acre easement, being in the south line of that called 139.74 acre tract called the First Tract in above referenced deeds to said Cielo Grande, LLC, from said point a 5/8 inch sucker rod found bears South 02° 03' 20" West a distance of 0.12 foot, a ½ inch iron rod with a cap stamped "TPS 100834-00" found bears North 85° 11' 20" West a distance of 0.77 foot;

THENCE North 86° 11' 42" East with the north line of this tract and north line of the land of said Tierra Vacante, LLC and the south line of said called 139.74 acre tract a distance of 203.80 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the northeast corner of this tract, same being the northwest corner of Tract 2, a 0.689 acre tract out of said land of said Tierra Vacante, LLC;

THENCE South 26° 21' 33" West with the east line of this tract and the west line of said Tract 2 a distance of 271.07 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the southeast corner of this tract, same being the southwest corner of said Tract 2 and being in a south line of the land of said Tierra Vacante, LLC and in the north right of way line of County Road 2073;

THENCE North 63° 38' 27" West with the south line of this tract and a south line of the land of said Tierra Vacante, LLC and the north right of way line of County Road 2073 a distance of 100.04 feet to the place of BEGINNING.

Said tract of land herein described contains 0.742 acre of land, more or less. Surveyed in 2021.

The bearings in the description above are grid bearings based on the Texas State Plane Coordinate System for the Texas Central Zone, NAD 1983.

at 2:50 FILED  
o'clock P M

DEC 13 2022

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

## Notice of Foreclosure Sale

DECEMBER 13, 2022

DEED OF TRUST ("Deed of Trust"):

Dated: NOVEMBER 12, 2007

Grantor: ROBERT CHARLES TODD

Trustee: H.E. WILBANKS

Lender: PAULA MICHELE HERNANDEZ, individually and as independent Executrix of Estate of Betty Jean Frazar, deceased.

Recorded in: CLERK'S FILE NO. 2007017741 of the real property records of Liberty County, Texas.

Legal Description: LOT 9 BLOCK 1 WOODWAY ADDITION SECTION 1

Secures: PURCHASE MONEY NOTE ("Note") in the original principal amount of \$60,000.00, executed by ROBERT CHARLES TODD ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, JANUARY 3, 2023

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 AM and not later than three hours thereafter.

Place: IN THE LOBBY OF THE LIBERTY COUNTY COURT HOUSE

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 PAULA MICHELE HERNANDEZ'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, PAULA MICHELE HERNANDEZ, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is

hereby given of PAULA MICHELE HERNANDEZ's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with PAULA MICHELE HERNANDEZ'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If PAULA MICHELE HERNANDEZ 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 PAULA MICHELE HERNANDEZ. 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, 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 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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H.E. WILBANKS  
1 Riverway, 1700  
HOUSTON, TX 77056  
Telephone (713) 851 4500  
Telecopier (713) ..

FILED FOR RECORD  
at 2 o'clock P M

DEC 13 2022

## NOTICE OF TRUSTEES SALE

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

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

DATE: December 7, 2022

### DEED OF TRUST:

DATE: OCTOBER 23, 2021  
GRANTOR ESTELLA TOMASITA FLORES  
TRUSTEE: Bruce D. Litwin  
BENEFICIARY: CMHB INTERESTS, LLC  
COUNTY WHERE PROPERTY IS LOCATED: Liberty  
RECORDED IN: Document # 2021050147 of the Real Property Records of Liberty County, Texas.  
PROPERTY: BEING LOT FIFTEEN (15), BLOCK ONE (1) OF THE RAYMONT SUBDIVISION SECTION 2, A SUBDIVISION OF 47.21 AS RECORDED IN LIBERTY COUNTY CLERK'S FILE NO. 2019005414 AND SITUATED IN THE G.C. & S.F. RAILROAD SURVERY NO. 25, ABSTRACT NO. 464, AT THE COUNTY CLERK'S OFFICE, LIBERTY COUNTY, TEXAS.

### NOTE:

DATE: October 23, 2021  
AMOUNT: \$ 40,455.00  
MAKER: ESTELLA TOMASITA FLORES  
PAYEE: CMHB INTERESTS, LLC  
9212 FRY ROAD, SUITE 105 #234  
CYPRESS, TX 77433

AMOUNT OF SALE: \$ 40,455.00

SENDER OF NOTICE: BRUCE D. LITWIN  
9212 FRY ROAD, SUITE 105 #234  
CYPRESS, TX 77433

DATE OF SALE OF PROPERTY: Tuesday, JANUARY 3RD, 2023

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

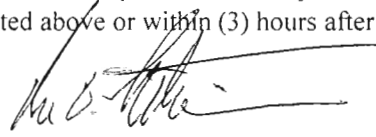
PLACE OF SALE OF PROPERTY: Front steps of the Liberty County Courthouse, Liberty County, Texas.

FILED FOR RECORD  
at 2 o'clock P M

DEC 13 2022

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
By Tiffany Glade DEPUTY

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

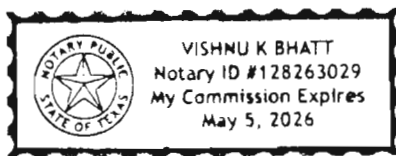


BRUCE D. LITWIN

STATE OF TEXAS            §  
  §  
COUNTY OF HARRIS       §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on December 8<sup>th</sup>, 2022



Vishnu K Bhatt  
NOTARY PUBLIC  
STATE OF TEXAS

After recording return to:  
BRUCE D. LITWIN  
9212 FRY ROAD, SUITE 105 #234  
CYPRESS, TX 77433

**NOTICE OF ACCELERATION AND NOTICE OF 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.

**DEED OF TRUST INFORMATION:**

Date: September 26, 2006  
Grantor(s): William T Harrison Jr. and Yoland G Harrison  
Original Mortgagee: Beneficial Texas Inc.  
Original Principal: \$144,940.00  
Recording Information: 2006014051  
Property County: Liberty

Property: 5.0 ACRES OF LAND OUT OF AND A PART OF A 45.0336 ACRES IN THE M. B. LAWRENCE SURVEY, A-981, WILLIAM BARKER SURVEY, A-133, AND THE CHARLES SMITH SURVEY, A-343, LIBERTY COUNTY, TEXAS. BEGINNING AT AN IRON ROD STAKE SET IN THE EAST MARGIN OF THE GLADSTEL ROAD (COUNTY) AND IN THE WEST LINE OF THE SAID 45.0336 ACRES, SOUTH 01 DEGREES 42 MINUTES 20 SECONDS EAST 403.96 FEET FROM THE NORTHWEST CORNER OF THE SAID 45,0336-ACRES FOR THE NORTHWEST AND BEGINNING CORNER OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE: SOUTH 83 DEGREES 50 MINUTES 00 SECONDS EAST 653.30 FEET TO A POINT IN THE EDGE OF A POND, SET 1/2 INCH IRON ROD STAKE 10.0 FEET OUT OF POND, SAID POINT BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE: SOUTH 01 DEGREES 20 MINUTES 42 SECONDS EAST 333.38 FEET TO AN 1/2 INCH IRON ROD STAKE SET FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE: NORTH 83 DEGREES 50 MINUTES 00 SECONDS, WEST 653.30 FEET TO AN 1/2 INCH IRON ROD STAKE SET IN THE WEST LINE OF THE SAID 45.0336 ACRES AND IN THE EAST MARGIN OF GLADSTEL ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE: NORTH 01 DEGREES 20 MINUTES 42 SECONDS WEST 333.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.0 ACRES OF LAND.

Property Address: 975 County Road 332  
Cleaveland, TX 77327

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ Pass-Through Trust XVIII  
Mortgage Servicer: Shellpoint Mortgage Servicing

FILED FOR RECORD  
at 10 o'clock A M

DEC 12 2022

LEE H CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY: *Duffany Clark* DEPUTY

Mortgage Servicer **55 Beattie Place, Suite 100 MS 561**  
Address: **Greenville, SC 29601**

**SALE INFORMATION:**

Date of Sale: **January 3, 2023**  
Time of Sale: **10:00 AM or within three hours thereafter.**  
Place of Sale: **On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**  
Substitute Trustee: **Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act**  
Substitute Trustee Address: **5501 I.B.J Freeway, Suite 925 Dallas, TX 75240 TXAttorney@PadgettLawGroup.com**

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Michael J. Burns / Vrutti Patel / Jonathan Smith



CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 12-12-22, I filed at the office of the Liberty County Clerk to be posted at the Liberty County courthouse this notice of sale.

*Tommy Jackson*

Declarant's Name: Tommy Jackson

Date: 12-12-22

Padgett Law Group  
5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520

WITNESS MY HAND this 12 day of December 2022

Tommy Jackson