



1750 W. Lake Houston Pkwy., Kingwood, TX 77339
 (281) 761-2000
 jr@iacobrichardson.com

at 12:10 o'clock FILED P M

FEB 17 2022

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

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 114, Block 4, 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.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2020026323 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: March 1, 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 refiled may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$42,523.15.

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.

J A C O B L .
RICHARDSON
P L L C

1750 W. Lake Houston Pkwy., Kingwood, TX 77339
(281) 761-2000
jr@jacobrichardson.com

- 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 \$41,900.00, executed by Evan Porfirio Quiroga and Anallancy A. Quiroga payable to the order of Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.


Questions concerning the sale may be directed to the undersigned or to the beneficiary, Southern Crossing Five, LLC at 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: 2/10/2022

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



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FILED
at 12:10 o'clock P M

FEB 17 2022

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

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 32, 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.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2021022280 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: March 1, 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 refiled may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$69,415.38.

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.

J A C O B L .
RICHARDSON
P L L C

1750 W. Lake Houston Pkwy., Kingwood, TX 77339
(281) 761-2000
jr@jacobrichardson.com

- 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 \$66,472.00, executed by Nelly Abigail Suarez-Medina 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: 2/10/2022

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



1750 W. Lake Houston Pkwy., Kingwood, TX 77339
(281) 761-2000
jr@iacobrichardson.com

Posting and Filing Affidavit for Representative of Substitute Trustee

STATE OF TEXAS

§
§
§

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 Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated May 24, 2021, executed by Nelly Abigail Suarez-Medina to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2021022280 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on 2/10/2022 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 at , and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, at that same day.”

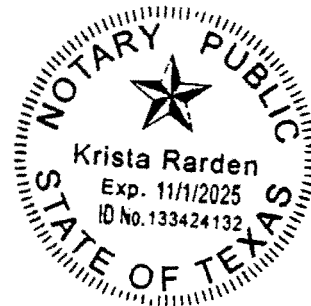
Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 2/10/2022 by Jacob L. Richardson.

Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson
1750 W. Lake Houston Pkwy.
Kingwood, Texas 77339





1750 W. Lake Houston Pkwy., Kingwood, TX 77339
(281) 761-2000
jr@jacobrichardson.com

FILED
at 12:10 o'clock P M

FEB 17 2022

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

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 100, Block 3, 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.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2020031460 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: March 1, 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 refiled may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$44,197.89.

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.

J A C O B L .
RICHARDSON
P L L C

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(281) 761-2000
jr@jacobrichardson.com

- 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 \$43,000.00, executed by Naomi A. Lopez payable to the order of Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.


Questions concerning the sale may be directed to the undersigned or to the beneficiary, Southern Crossing Five, LLC at 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: 2/10/2022

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



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Posting and Filing Affidavit for Representative of Substitute Trustee

STATE OF TEXAS

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 Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated September 2, 2020, executed by Naomi A. Lopez to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2020031460 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on 2/10/2022 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 at _____, and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, at _____ that same day.”

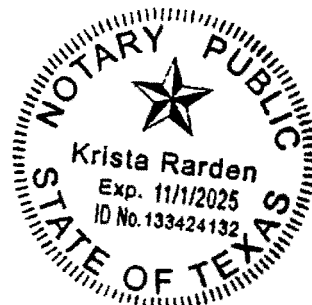
Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 2/10/2022 by Jacob L. Richardson.

Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson
1750 W. Lake Houston Pkwy.
Kingwood, Texas 77339





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(281) 761-2000
jr@jacobrichardson.com

FILED at 12:10 o'clock P M

FEB 17 2022

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

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 77, Block 2, 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.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2020045722 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: March 1, 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 refiled may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$64,312.52.

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.

J A C O B L .
RICHARDSON
P L L C

1750 W. Lake Houston Pkwy., Kingwood, TX 77339
(281) 761-2000
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- 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 \$63,000.00, executed by Ashley Monique Washington and Decoris Lamont Rucker, Jr. payable to the order of Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Southern Crossing Five, LLC at 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: 2/10/2022

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



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Posting and Filing Affidavit for Representative of Substitute Trustee

STATE OF TEXAS §
 §
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 Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated December 7, 2020, executed by Ashley Monique Washington and Decoris Lamont Rucker, Jr. to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2020045722 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on 2/10/2022 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 at , and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, at that same day.”



Jacob L. Richardson
Affiant

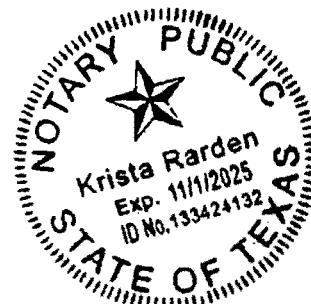
SUBSCRIBED AND SWORN TO BEFORE ME ON 2/10/2022 by Jacob L. Richardson.



Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson
1750 W. Lake Houston Pkwy.
Kingwood, Texas 77339





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FILED P
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FEB 17 2022

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

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"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 81, Block 4, Southern Crossing, Section 5, 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.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2018027552 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: March 1, 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 \$44,435.61.

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.

J A C O B L .
RICHARDSON
P L L C

1750 W. Lake Houston Pkwy., Kingwood, TX 77339
(281) 761-2000
jr@jacobr Richardson.com

- 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 \$43,950.00, executed by Amber Nicole Barron payable to the order of Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Southern Crossing Five, LLC at 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: 2/4/2022

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



1750 W. Lake Houston Pkwy., Kingwood, TX 77339
(281) 761-2000
jr@jacobrichardson.com

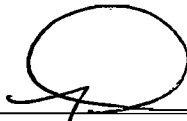
Posting and Filing Affidavit for Representative of Substitute Trustee

STATE OF TEXAS §
COUNTY OF Harris §

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

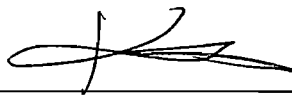
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated December 5, 2018, executed by Amber Nicole Barron to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2018027552 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on 2/4/2022 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 / recorded 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

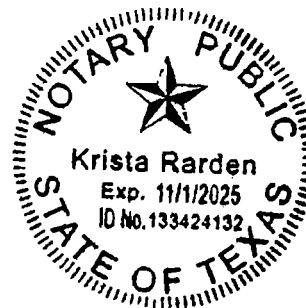
SUBSCRIBED AND SWORN TO BEFORE ME ON 2/4/2022 by Jacob L. Richardson.



Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson
1750 W. Lake Houston Pkwy.
Kingwood, Texas 77339





1750 W. Lake Houston Pkwy., Kingwood, TX 77339
 (281) 761-2000
 jr@jacobrichardson.com

FILED P
 at 12:10 o'clock M

FEB 17 2022

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

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 82, Block 2, 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.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2020046755 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: March 1, 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 \$51,812.01.

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.

J A C O B L .
RICHARDSON
P L L C

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(281) 761-2000
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- 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 \$51,000.00, executed by Pedro Borjon payable to the order of Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Southern Crossing Five, LLC at 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: 2/4/2022

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



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(281) 761-2000
jr@jacobrichardson.com


Posting and Filing Affidavit for Representative of Substitute Trustee

STATE OF TEXAS §
 §
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 Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated December 2, 2020, executed by Pedro Borjon to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2020046755 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on 2/4/2022 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 / recorded 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 2/4/2022 by Jacob L. Richardson.



Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Jacob L. Richardson
1750 W. Lake Houston Pkwy.
Kingwood, Texas 77339

