

JG Cooper Development, Inc, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

3:20 FILED
at o'clock P M
-EB 09 2023
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Valerie H. Hearn DEPUTY

Francisco Gabriel Arroyo
Viviana Catalina Arroyo
419 Road 5138, Cleveland, Texas 77327

Sent via first class mail and CMRR # 9171 9690 0935 0296 2515 89 on 2/8/2023

NOTICE OF TRUSTEE'S SALE

WHEREAS Francisco Gabriel Arroyo and Viviana Catalina Arroyo executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Liberty County, Texas and is recorded under Clerk's File/Instrument Number 2020021722, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7th day of March, 2023

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Liberty County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

BEING LOT 1220, BLOCK 8, SANTA FE, SECTION 1, AN ADDITION TO LIBERTY COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER NO. 2017005075 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, TOGETHER WITH A SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED UNDER CLERK'S FILE NO. 2019027036, OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY, TEXAS. A.P.N. 230163

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, Ian Ghrist, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

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.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

GHRIST LAW FIRM PLLC



Ian Ghrist, Sarah Dill, or Matthew Gott
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136