

FOI Case 2018-00003

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/13/2018

Grantor(s)/Mortgagor(s):
TANYA R SPARKS AND MICHAEL SPARKS, WIFE
AND HUSBAND

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR CALIBER
HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2018005962

Property County:
LIBERTY

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Legal Description: LOT 10, IN BLOCK 1 OF OAKS OF TRINITY SUBDIVISION, SECTION 1, AN ADDITION IN THE BEASLEY PRUITT SURVEY, A-97 LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 181 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Date of Sale: 7/5/2022

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

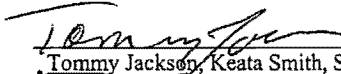
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

at 10:55 FILED A M
o'clock

MAY 19 2022

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

MH File Number: TX-22-92221-POS
Loan Type: VA

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: September 25, 2020
Grantor(s): Michael David Huckabay
Mortgagee: Unit 2 Long Term Investor, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2020038418
Property County: Liberty County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Lot 35 in Block 1 of Cypress lakes, Unit 2, an Addition in the J. D. Martinez Survey, A-66 and A-68, Liberty County, Texas According to the Map of Plat Threof Recorded in Volume 6, Page 108-111 of the map records of Liberty County, Texas (more particularly described in the loan documents).

Date of Sale: June 07, 2022

Earliest Time Sale will Begin: 10:00 AM

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

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

ACTIVE MILITARY SERVICE NOTICE

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

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

The Mortgagee, whose address is:

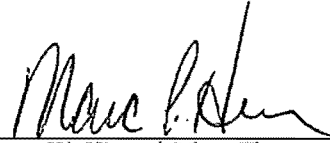
Unit 2 Long Term Investor, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

FILED
at 10 : 55 A. M.

MAY 17 2022
LEE PAIDUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
BY: *[Signature]*
DEPUTY CLERK



Dated this 17th day of May, 2022



James W. King or Marc Henry or
Edye Patterson or Renee Roberts or
David Garvin of Liberty County or
Joe Hinojosa or Susana Garcia or
Cesar Acosta or Mauricio Mata or
Katrina Rodriguez or Christopher
Apodaca or Leslie Galdamez or
Sandra Benavides or David Cerda
or Jose Martinez or Felix Ogbu or
Renaud Ba or Vanessa Lopez, or
Alicia Ortega or Rinki Shah Or
Ruby Ponce or Craig Weeden or
David Garvin or Erica Feece or
Rogelio CantuTrustee or Substitute
Trustee

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: October 22, 2021
Grantor(s): Silvia Barbarita Torres and Yunierkis Espinosa Fuentes
Mortgagee: Unit 7 Long Term Investor, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2021053441
Property County: Liberty County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Lot 446, Block 7, Unit 7 Cypress Lakes Subdivision, according to the plat thereof recorded in Volume 6, Page 119, of the Map and Plat Records of Liberty County, Texas (more particularly described in the loan documents).

Date of Sale: June 07, 2022

Earliest Time Sale will Begin: 10:00 AM

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

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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The Mortgagee, whose address is:

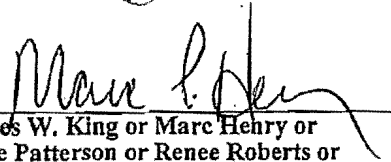
Unit 7 Long Term Investor, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

FILED
at 10 : 55 A M.

MAY 17 2022
LEE HANUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
DEPUTY CLERK



Dated this 17th day of May, 2022


James W. King or Marc Henry or
Edye Patterson or Renee Roberts or
David Garvin of Liberty County or
Joe Hinojosa or Susana Garcia or
Cesar Acosta or Mauricio Mata or
Katrina Rodriguez or Christopher
Apodaca or Leslie Galdamez or
Sandra Benavides or David Cerda
or Jose Martinez or Felix Ogbu or
Renaud Ba or Vanessa Lopez, or
Alicia Ortega or Rinki Shah Or
Ruby Ponce or Craig Weeden or
David Garvin or Erica Feece or
Rogelio Cantu Trustee or Substitute
Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

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: December 27, 2019
Grantor(s): Joseph Steven Gonzalez and Jole Daneen Gonzalez, husband and wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Cornerstone Home Lending, Inc.
Original Principal: \$225,495.00
Recording Information: 2019034898
Property County: Liberty
Property: The following described real property, to-wit: Lot Twenty-four (24), in Block One (1) of Fordland Estates, Section 4, according to the Map or Plat thereof recorded under Clerk's File No. 2019002270 of the Official Public Records of Liberty County, Texas.
Property Address: 106 Sam Drive
Dayton, TX 77535

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Lakeview Loan Servicing, LLC
Mortgage Servicer: Flagstar Bank
Mortgage Servicer Address: 5151 Corporate Drive
Troy, MI 48098

SALE INFORMATION:

Date of Sale: June 7, 2022
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: Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com

PLG File Number: 22-002283-1

FILED
at 1:45 o'clock P M

MAY 17 2022

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

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 Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, 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

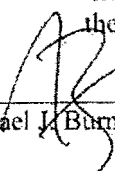
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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 5-17-22 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: 5-17-22

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240

TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 17 day of May, 2022

Tommy Jackson

MAY 17 2022

Notice of Foreclosure Sale

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *[Signature]* DEPUTY

1. *Property to Be Sold:* Lot Fifty-Four (54), Block Twelve (12), of Harvest Acres Subdivision, Section 1, in Lot Fifty-Four (54), Block Twelve (12), of Harvest Acres Subdivision, Section 1, in Montgomery and Liberty Counties, Texas, and being out of the Hosiah Blackman Survey, A-80, in Montgomery County, Texas, and A-135 in Liberty County, Texas, as imposed on Plats of re-subdivision of Lots 5,10,11 W1/2 of 12, W1/2 of 70, 71,72 and 61 Through 65 and E1/2 of 66, recorded in Volume 7, Page 337 of the Map Records of Montgomery County, Texas and Volume 6, Page 7 of Map Records of Liberty County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded under Clerk's Document No. 2021053708 of the Real Property Records of Montgomery County, Texas.

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

Date: June 7, 2022

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: The sale will take place in the Montgomery County Courthouse in Conroe, Texas, 501 North Thompson, Commissioner's Court Room (4th Floor) Conroe, Texas, or at the place that may be designated on the Date of Sale as the place for conducting such sale.

If the beneficiary postpones, withdraws, or reschedules the sale for another day, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the Deed of Trust 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 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 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 substitute 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.

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 executed by Alexander Simmons & Angelica Flores.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the Note in the original principal amount of \$74,710.18 dated April 20, 2021 executed by Alexander Simmons & Angelica Flores payable to the order of Prime Folio, LLC. Prime Folio, 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.

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.

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: May 17, 2022



**James W. King, Patricia Poston, David Poston,
Nick Poston, Chris Garvin, Martha Vance
Substitute Trustee**

6420 Wellington Place
Beaumont, Texas 77706

(409) 860-9000 – Telephone

(409) 860-9199 – Facsimile

Email: jwk@offeranking.com

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: October 22, 2021
Grantor(s): Silvia Barbarita Torres and Yunierkis Espinosa Fuentes
Mortgagee: Unit 7 Long Term Investor, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2021053441
Property County: Liberty County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Lot 446, Block 7, Unit 7 Cypress Lakes Subdivision, according to the plat thereof recorded in Volume 6, Page 119, of the Map and Plat Records of Liberty County, Texas (more particularly described in the loan documents).

Date of Sale: June 07, 2022

Earliest Time Sale will Begin: 10:00 AM

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

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

ACTIVE MILITARY SERVICE NOTICE

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The Mortgagee, whose address is:

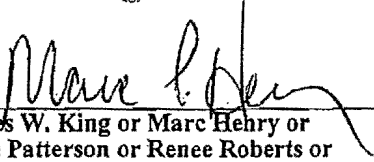
Unit 7 Long Term Investor, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

FILED
at 10 : 55 A . M.

MAY 17 2022
LEE HADUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
DEPUTY CLERK



Dated this 17th day of May, 2022


James W. King or Marc Henry or
Edye Patterson or Renee Roberts or
David Garvin of Liberty County or
Joe Hinojosa or Susana Garcia or
Cesar Acosta or Mauricio Mata or
Katrina Rodriguez or Christopher
Apodaca or Leslie Galdamez or
Sandra Benavides or David Cerda
or Jose Martinez or Felix Ogbu or
Renaud Ba or Vanessa Lopez, or
Alicia Ortega or Rinki Shah Or
Ruby Ponce or Craig Weeden or
David Garvin or Erica Feece or
Rogelio Cantu Trustee or Substitute
Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: May 21, 2018
Grantor(s): Christopher L Waller Jr. and Christina Elizabeth Waller
Mortgagee: SWE Holdings, LP, a Texas Limited Partnership
Recorded in: Clerk's File No. 2018013839
Property County: Liberty County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Lot One Hundred Fourteen (114) of Spring Oaks Subdivision, Section One (1), an addition in the Thomas Newman Survey, A-89, in Liberty County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 187 of the Map Records of Liberty County, Texas, (more particularly described in the Loan Documents).

Date of Sale: June 07, 2022

Earliest Time Sale will Begin: 10:00 AM

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

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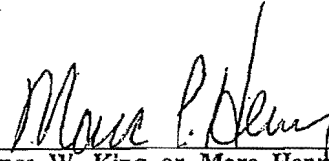
SWE Holdings, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

FILED
at 10 : 55 A . M.

MAY 17 2022
LEE HAUDEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
DEPUTY CLERK.



Dated this 17th day of May, 2022



James W. King or Marc Henry or Edey
Patterson or Renee Roberts or David Garvin
or Joe Hinojosa or Susana Garcia or Cesar
Acosta or Mauricio Mata or Katrina
Rodriguez or Christopher Apodaca or Leslie
Galdamez or Sandra Benavides or David
Cerde or Jose Martinez or Felix Ogbu or
Renaud Ba or Vanessa Lopez, or Alicia
Ortega or Rinki Shah Or Ruby Ponce or
Craig Weeden or David Garvin or Erica
Fecce or Rogelio Cantu
Trustee or Substitute Trustee
6101 Southwest Fwy., Suite 400, Houston, TX 77057

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: January 24, 2022
Grantor(s): Jessica Nicole Arnold and Joshua James Smith
Mortgagee: Unit 2 Long Term Investor, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2022016861
Property County: Liberty County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Lot 379, Block 6, Unit 2 Cypress Lakes Subdivision, according to the plat thereof recorded in Volume 6, Page 108, of the Map and Plat Records of Liberty County, Texas. (more particularly described in the loan documents).

Date of Sale: June 07, 2022

Earliest Time Sale will Begin: 10:00 AM

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

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The Mortgagee, whose address is:

Unit 2 Long Term Investor, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

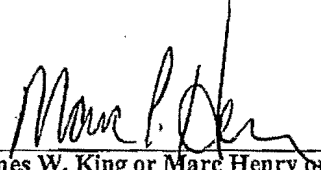
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at 10:55 A.M.

MAY 17 2022

LEE HADUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
DEPUTY CLERK



Dated this 17th day of May, 2022


James W. King or Marc Henry or
Edye Patterson or Renee Roberts or
David Garvin of Liberty County or
Joe Hinojosa or Susana Garcia or
Cesar Acosta or Mauricio Mata or
Katrina Rodriguez or Christopher
Apodaca or Leslie Galdamez or
Sandra Benavides or David Cerda
or Jose Martinez or Felix Ogbu or
Renaud Ba or Vanessa Lopez, or
Alicia Ortega or Rinki Shah Or
Ruby Ponce or Craig Weeden or
David Garvin or Erica Feece or
Rogelio Cantu Trustee or Substitute
Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

Notice of Substitute Trustee Sale

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

1. Date, Time and Place of Sale:

Date: ~~Tuesday, June 07, 2022~~

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

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

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Rafael Bahena & Ana Beatriz Bonilla** and recorded on **October 10, 2020** in **Document Number 2021017879** of the real property records of Liberty County, Texas with **Rafael Bahena & Ana Beatriz Bonilla**, Grantor(s) and, **10200 Hempstead LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$64,950.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **October 10, 2020**.

Notice of Substitute Trustee Sale

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

1. Date, Time and Place of Sale:

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

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2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Courtney Dionne Metoyer** and recorded on **May 08, 2020** in **Document Number 2022016067** of the real property records of Liberty County, Texas with **Courtney Dionne Metoyer**, Grantor(s) and, **10200 Hempstead LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being **Hollis Campbell**, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$55,450.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **May 08, 2020**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these

Notice of Trustee's Sale

FILED

at 1 : 10 P. M.

Date: April 21, 2022

Trustee: DANIEL R. JACKSON

MAY 16 2022

Mortgagee: VERONICA FONTENOT

LEE AIDUSK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
DEPUTY CLERK



Note: Note dated December 21, 2015, in the amount of \$60,000.00

Deed of Trust

Date: December 21, 2015

Grantor: JAMES DOVE and ELIZABETH DOVE

Mortgagee: VERONICA FONTENOT

Recording information: Liberty County File No. 2016000894

Property:

Three (3) tracts of land in the P.P. DEVER Survey, A-22, Liberty County, Texas, said lands being more particularly described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof for all purposes:

County: Liberty

Trustee's/Substitute Trustee's Name: DANIEL R. JACKSON

Trustee's/Substitute Trustee's Address: 4000 Garth Rd., Ste 150, Baytown, TX 77521

Date of Sale (first Tuesday of month): June 7, 2022

Time of Sale: 1:00 P.M -3:00 P.M.

Place of Sale: 1923 Sam Houston, Liberty, Texas 77575

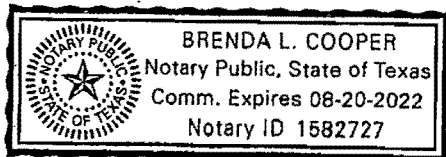
DANIEL R. JACKSON is Substitute Trustee in accordance with the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Daniel R Jackson
DANIEL R. JACKSON

STATE OF TEXAS)
COUNTY OF HARRIS)

This instrument was acknowledged before me on April 21, 2022, by DANIEL R. JACKSON.



Brenda L Cooper
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
My Commission Expires:

Three (3) tracts of land in the P.P. DEVER Survey, A-22, Liberty County, Texas, said lands being more particularly described by metes and bounds as follows:

TRACT 1:

All that certain tract or parcel of land in the East one-half (E 1/2) of the P.P. Dever League, A-22, Liberty County, Texas, being out of and a part of that certain tract of land which was conveyed by Mace Fontenot et ux to Walter Fontenot, by deed dated February 5, 1947, recorded in Volume 292, Page 209 of the Deed Records of Liberty County, Texas, said tract of land being more particularly described as follows, to-wit:

BEGINNING at a point in the East line of the aforementioned tract of land which was conveyed to the said Walter Fontenot et ux by Mace Fontenot et ux, said point is 246 feet North from the center line of F.M. Road No. 160;

THENCE North along the East line of said tract, a distance of 64 feet for the Northeast corner of the land herein conveyed, which is also the Southeast corner of the tract of land formerly conveyed to Jeffrey Gradney et ux;

THENCE West parallel with said road and also being the South line of said Jeffrey Gradney tract, a distance of 180 feet to the West margin of the aforesaid tract for the Northwest corner of the land herein conveyed which is also the Southwest corner of the said Jeffrey Gradney tract;

THENCE South along the West line of said tract a distance of 64 feet for the Southwest corner of the land herein conveyed;

THENCE East parallel with the North line of the land herein conveyed and also parallel to the South line of the Jeffrey Gradney tract of land a distance of 180 feet to the PLACE OF BEGINNING.

TRACT 2:

The non-exclusive, free and uninterrupted use, liberty, privilege and easement over and across the following:

The East Sixty (60) feet of the residue of that certain lot, tract or parcel of land particularly described in Deed dated February 5, 1947, from Mace Fontenot and wife, Espize Fontenot, to Walter Fontenot and recorded in Volume 292, Page 209 of the Deed Records of Liberty County, Texas, to which Deed and the record thereof reference is here made for all purposes, conveyed in instrument from Corelia Fontenot Sigue to Hurley A. Fontenot, dated September 27, 1985.

TRACT 3:

All that certain lot, tract or parcel of land in the P. P. Dever League, A-22, being out of and a part of that certain tract conveyed by Mace Fontenot, et ux, to Walter Fontenot by deed dated February 5, 1947, recorded in Volume 292, Page 209 of the Deed Records of Liberty County, Texas, the tract herein conveyed being the south 246 feet of said tract and being more particularly described as follows, to-wit:

BEGINNING at the Southeast corner of said Walter Fontenot tract, above mentioned in the South line of said P. P. Dever League;

THENCE North with the East line of said tract 246 feet to the Southeast corner of that certain tract describe in deed from Walter Fontenot, et ux, to Hurley Fontenot, et ux, of record in Volume 554, Page 297 of the Deed Records of Liberty County, Texas;

THENCE West with the South line of said Hurley Fontenot tract 180 feet to the Southwest corner thereof;

THENCE South with the West line of said Walter Fontenot tract 246 feet to the Southwest corner thereof in the South line of said P. P. Dever League;

THENCE East with the South line of said P. P. Dever League 180 feet to the Place of Beginning.

SAVE AND EXCEPT:

FIELD NOTES TO 0.829 ACRE OF LAND AS SITUATED IN THE P. P. DEVER SURVEY, A-22, LIBERTY COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 1.0 ACRE TRACT CONVEYED BY CORELIA FONTENOT SIGUE TO WALTER P. FONTENOT BY DEED RECORDED IN VOLUME 759, PAGE 827 OF THE DEED RECORDS OF SAID COUNTY. SAID 0.829 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point within the right of way of F. M. Highway 160 for the southwest corner of this and of said 1.0 acre tract, same being the southeast corner of the Mason Fontenot called 0.404 acre described in Volume 370, Page 397 of said deed records and being on the called south line of said Dever Survey;

THENCE: NORTH with the east line of said 0.404 acre tract, at 38.45 Ft. pass a 3/4-inch iron pipe found for reference corner on the north right of way of F. M. Highway 160, in all 229.75 Ft. to a 1/2-inch iron rod set for the lower northwest corner of this tract in the south line of an existing dog pen and being located south 16.26 Ft. from a 1 inch iron pipe found at the northwest corner of said 1.0 acre tract;

THENCE: S 89° 59' E 60.21 Ft., on a line within said 1.0 acre and along the south line of said dog pen to its southeast corner, a chain link fence corner post found for an interior corner of this tract;

THENCE: N 00° 01' E 14.90 Ft., continuing within said 1.0 acre and with the east line of said dog pen, to a 1/2-inch iron rod set for the upper northwest corner of this tract on the south line of the Veronica Fontenot 0.25 acre tract described in Volume 1674, Page 65 of the official records of said county, same being on the north line of said 1.0 acre at a point S 88° 41' E 60.23 Ft. from the 1 inch iron pipe found at the northwest corner of same;

THENCE: S 88° 41' E 95.23, with the north line of said 1.0 acre and the south line of said 0.25 acre, to a 1/2-inch iron rod set for the northeast corner of this tract on the west side of an existing road;

THENCE: S 00° 28' W 94.70 Ft., with the west side of said road and within said 1.0 acre tract, to a 1/2 inch iron rod set for an interior corner of this tract;

THENCE: S 05°15' W, continuing with the west side of said road and within said 1.0 acre, at 112.91 Ft. pass a 1/2-inch iron rod set for reference corner, in all 151.57 Ft. to a point within the right of way of F. M. Highway 160 for the southeast corner of this tract, same being on the south line of said 1.0 acre tract and the called south line of said Dever Survey;

THENCE: N 88°42'W140.81 Ft., with the south line of said 1.0 acre and of said Dever Survey and within said highway right of way, to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.825 ACRE OF LAND OF WHICH 0.126 ACRE LIES WITHIN THE RIGHT OF WAY OF F. M. HIGHWAY 160.

NOTICE OF TRUSTEE SALE

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

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

Lot 141, 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 Michael Cole Survey, Abstract No. 158, Liberty County, Texas, and in addition to said real property, the construction of a septic system on said property.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2021054022 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: June 7, 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 \$84,589.32.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

at 3:10 o'clock P M

MAY 12 2022
LEE M. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS

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 \$82,100.00, executed by George S. Boswell payable to the order of SCR 6, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, SCR 6, LLC at P.O. Box 2315, Humble, Texas 77347.

7. Trustee Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, as named and appointed under the Deed of Trust / Mortgagee, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Dated: May 9, 2022

Sincerely Yours,



Jacob L. Richardson
Attorney for SCR6, LLC
Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, TX 77339
State Bar No. 24103598

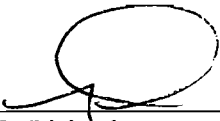
POSTING AND FILING AFFIDAVIT FOR TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

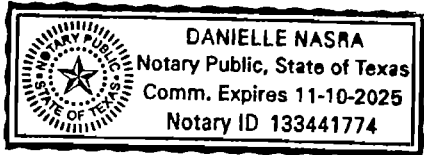
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Trustee appointed to enforce the power of sale contained in the deed of trust dated December 13, 2021, executed by George S. Boswell to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021054022 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on June 7, 2022 post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Liberty County, Texas, which is located near an entrance door to the county courthouse of Liberty County, Liberty, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, that same day.”



Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON May 9, 2022 by Jacob L. Richardson.





Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

**THE STATE OF TEXAS
COUNTY OF LIBERTY**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2022022859 NOT
05/12/2022 03:11:44 PM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas

NOTICE OF TRUSTEE SALE

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

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

Lot 140, 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 Michael Cole Survey, Abstract No. 158, Liberty County, Texas, and in addition to said real property, the construction of a septic system on said property.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2021045076 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: June 7, 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 \$78,661.44.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

at 3:10 FILED P
o'clock _____ M

MAY 12 2022
LEE A. CHAMBERS
COUNTY CLERK LIBERTY COUNTY TEXAS
BY [Signature]

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 \$76,400.00, executed by Kimberly Chavez Vega payable to the order of SCR 6, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, SCR 6, LLC at P.O. Box 2315, Humble, Texas 77347.

7. Trustee Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, as named and appointed under the Deed of Trust / Mortgagee, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Dated: May 9, 2022

Sincerely Yours,



Jacob L. Richardson
Attorney for SCR6, LLC
Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, TX 77339
State Bar No. 24103598

POSTING AND FILING AFFIDAVIT FOR TRUSTEE

STATE OF TEXAS §
COUNTY OF HARRIS §

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

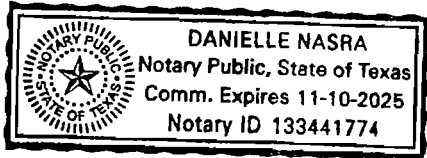
My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

Under the direction and at the request of Jacob L. Richardson, the Trustee appointed to enforce the power of sale contained in the deed of trust dated October 13, 2021, executed by Kimberly Chavez Vega to Jacob L. Richardson, Trustee, filed for record in clerk's file number 2021045076 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on June 7, 2022 post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Liberty County, Texas, which is located near an entrance door to the county courthouse of Liberty County, Liberty, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk's office of Liberty County, Texas, that same day.

Handwritten signature of Jacob L. Richardson

Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON May 9, 2022 by Jacob L. Richardson.



Handwritten signature of Danielle Nasra
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2022022860 NOT
05/12/2022 03:11:44 PM Total Fees: \$34.00

Notary seal and signature of Lee Haidusek Chambers

Lee Haidusek Chambers, County Clerk
Liberty County, Texas

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 113, 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 Michael Cole Survey, Abstract No. 158, Liberty County, Texas, and in addition to said real property, the construction of a septic system on said property.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2021026007 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: June 7, 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 refileing may be after the date originally scheduled for this sale.

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$64,285.15.

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.

- 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.

at 3:10 o'clock P M

MAY 12 2022
LEAH H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS

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 \$61,900.00, executed by Queren N. Jimenez Ibarra payable to the order of SCR 6, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, SCR 6, LLC at P.O. Box 2315, Humble, Texas 77347.

7. Trustee Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, as named and appointed under the Deed of Trust / Mortgagee, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Dated: May 9, 2022

Sincerely Yours,



Jacob L. Richardson
Attorney for SCR6, LLC
Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, TX 77339
State Bar No. 24103598

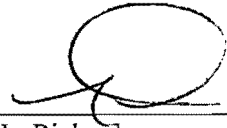
POSTING AND FILING AFFIDAVIT FOR REPRESENTATIVE OF SUBSTITUTE TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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


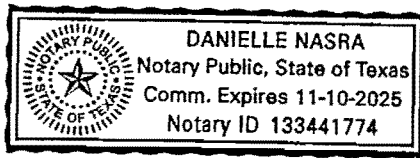
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“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 June 4, 2021, executed by Queren N. Jimenez Ibarra to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2021026007 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on June 7, 2022 post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Liberty County, Texas, which is located near an entrance door to the county courthouse of Liberty County, Liberty, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, that same day.”



Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON May 9, 2022 by Jacob L. Richardson.


Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

**THE STATE OF TEXAS
COUNTY OF LIBERTY**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2022022861 NOT
05/12/2022 03:11:44 PM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas

NOTICE OF TRUSTEE SALE

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

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

LOT 9, BLOCK 1, SOUTHERN CROSSING, SECTION 6, LIBERTY COUNTY, TEXAS, A SUBDIVISION OF 127.45 ACRES OUT OF A CALLED 183.82 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE NO. 2017001877 AND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS, AND IN ADDITION TO SAID REAL PROPERTY, THE CONSTRUCTION OF A SEPTIC SYSTEM ON SAID PROPERTY.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2021054026 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: June 7, 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 \$90,668.21.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

- Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

at 3:10 FILED
o'clock P M

MAY 12 2022
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS

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 \$88,000.00, executed by Christopher David Jackson and Christle Charneen Jackson 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. 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 Trustee to act under and by virtue of said Deed of Trust.

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

Dated: May 9, 2022

Sincerely Yours,



Jacob L. Richardson
Attorney for SCR6, LLC
Jacob L. Richardson, PLLC
1750 W. Lake Houston Pkwy.
Kingwood, TX 77339
State Bar No. 24103598

POSTING AND FILING AFFIDAVIT TRUSTEE

STATE OF TEXAS §
COUNTY OF HARRIS §

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

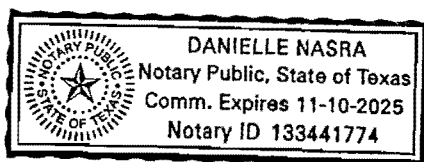
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“Under the direction and at the request of Jacob L. Richardson, the Trustee appointed to enforce the power of sale contained in the deed of trust dated December 20, 2021, executed by Christopher David Jackson and Christle Charneen Jackson to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021054026 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on June 7, 2022 post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Liberty County, Texas, which is located near an entrance door to the county courthouse of Liberty County, Liberty, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Liberty County, Texas, that same day.”



Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON May 9, 2022 by Jacob L. Richardson.


Notary Public, State of Texas

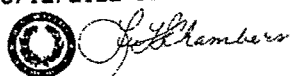
AFTER RECORDING, PLEASE RETURN TO:

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

THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2022022862 NOT
05/12/2022 03:11:44 PM Total Fees: \$34.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas

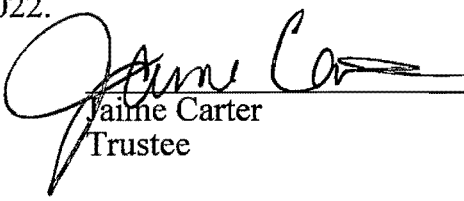
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **LAURA B. ROBLES**, of Liberty County, Texas, dated September 4, 2019 and duly recorded in the Clerks File Number 2019023192 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, June 7, 2022**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

THE SURFACE ESTATE ONLY in and to Lot No. Two (2), Block One (1), of CEDAR SPRINGS SUBDIVISION SECTION 2, duly recorded in Clerk's File No. 2016019628 of the Map or Plat Records of Liberty County, Texas, to which Plat and the record thereof reference is hereby made for all purposes, being a replat of Cedar Springs Subdivision recorded in County Clerk's File No. 2002054278 of the Official Public Records of Liberty County, Texas and part of that certain 877.778 acres conveyed to Weldon W. Alders in Volume 1780, Page 661 and recorded in County Clerk's File No. 2002052196 both Official Public Records of Liberty County, Texas.

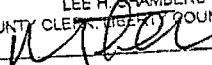
THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING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

Executed the 7th day of May 2022.


Jaime Carter
Trustee

FILED
at 10:27 o'clock A M

MAY 10 2022

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


ADDRESS OF TRUSTEE

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

at 9:25 FILED
o'clock A

MAY 05 2022

NOTICE OF TRUSTEE'S SALE


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

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **TROY SEDLAK** and **OLIVIA WRIGHT**, of Liberty County, Texas, dated December 11, 2019 and duly recorded in the Clerks File Number 2020000442 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, June 7, 2022**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

THE SURFACE ESTATE ONLY in and to Lot No. Nineteen (19), Block One (1), of CEDAR SPRINGS SUBDIVISION SECTION 2, duly recorded in Clerk's File No. 2016019628 of the Map or Plat Records of Liberty County, Texas to which Plat and the record thereof reference is hereby made for all purposes, being a replat of Cedar Springs Subdivision recorded in County Clerk's File No. 2002054278 of the Official Public Records of Liberty County, Texas and part of that certain 877.778 acres conveyed to Weldon W. Alders in Volume 1780, Page 661 and recorded in County Clerk's File No. 2002052196 both Official Public Records of Liberty County, Texas.

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

Executed the 2nd day of May 2022.


Jaime Carter
Trustee

ADDRESS OF TRUSTEE

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