

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.

at 2:30 FILED P
o'clock M

1. Date, Time and Place of Sale:

Date: Tuesday, August 2, 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.

JUN 23 2022

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

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 of implied warranties, except to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Jilberto Bahena & Viviana Stephany Garcia** and recorded on **October 1, 2020** in **Document Number 2020040508** of the real property records of Liberty County, Texas with **Jilberto Bahena & Viviana Stephany Garcia**, Grantor(s) and, **10200 Hempstead LLC** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$82,950.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **October 1, 2020**.

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

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

6. Property to be sold:

BEING **SOUTHERN FOREST, BLOCK ONE (1), LOT SIXTY-ONE (61), ACRES 2.14 aka 238 CR 3773 CLEVELAND, TX 77327**, LIBERTY COUNTY A SUBDIVISION OF 94.36 ACRES AND BEING ALL OF A 94.4527 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERKS FILE NO. 2016015187 AND BEING SITUATED IN THE MARTIN B. LAWRENCE SURVEY, ABSTRACT NO. 306 AND THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS

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

By: _____ Date: 6/22/2022

Hollis Campbell, Trustee for Lender 10200 Hempstead LLC

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

Notice of Substitute Trustee Sale

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FILED
at 2:30 o'clock P M

JUN 23 2022

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY TEXAS
Adrian Driver

1. Date, Time and Place of Sale:

Date: Tuesday, August 2th, 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 **Asuncion Gomez Leon & Maria Isabel Rivera** and recorded on **May 15, 2020** in **Document Number 2020016724**, of the real property records of **Liberty** County, Texas with **Asuncion Gomez Leon & Maria Isabel Rivera**, Grantor(s) and, **Ranchito Alegre 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 **\$110,000.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **May 15, 2020**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Joel Claybrook**, located at **2537 S. FM 148, Crandall, Texas 75114** as Substitute Trustee to act under and by virtue of said Deed of Trust.

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

6. Property to be sold:

BEING RANCHITO ALEGRE, SEC 2, BLOCK 1, LOT 39, ACRES 5.49, Liberty County aka Corner of CR 3295 & 3296 CLEVELAND, TX 77327, A subdivision of 100.66 Acers as Recorded on Liberty County Clerk's File No. 2016014518 & Being situated in the Thomas Devers survey, Abstract No. 170, Liberty County, Texas

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

By:  Date: 6/21/22

Hollis Campbell, Trustee for Lender Ranchito Alegre LLC

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

Notice of Substitute Trustee Sale

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.

FILED
at 2:30 o'clock P M

JUN 23 2022

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

1. Date, Time and Place of Sale:

Date: Tuesday, August 2th, 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 **Domingo De La Cruz** and recorded on **August 7, 2021** in **Document Number 2022024434**, of the real property records of **Liberty County, Texas** with **Domingo De La Cruz**, Grantor(s) and, **Ranchito Alegre 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 **\$113,900.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **August 7, 2021**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Joel Claybrook**, located at **2537 S. FM 148, Crandall, Texas 75114** as Substitute Trustee to act under and by virtue of said Deed of Trust.

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

6. Property to be sold:

BEING RANCHITO ALEGRE, SEC 2, BLOCK 1, LOT 23, ACRES 2.42, Liberty County aka 590 CR 3295 CLEVELAND, TX 77327, A subdivision of 100.66 Acers as Recorded on Liberty County Clerk's File No. 2016014518 & Being situated in the Thomas Devers survey, Abstract No. 170, Liberty County, Texas

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

By:  Date: 6/21/22

Hollis Campbell, Trustee for Lender Ranchito Alegre LLC

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

Notice of Substitute Trustee Sale

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.

FILED
at 2:30 o'clock P M

JUN 23 2022

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

1. Date, Time and Place of Sale:

Date: Tuesday, August 2th, 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 **Kate Vidal Camacho & Lorenzo Ernesto Hernandez Estrada** and recorded on **September 1, 2020** in **Document Number 2021014797**, of the real property records of **Liberty County, Texas** with **Kate Vidal Camacho & Lorenzo Ernesto Hernandez Estrada**, Grantor(s) and, **Ranchito Alegre 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 **\$69,450.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **September 1, 2020**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Joel Claybrook**, located at **2537 S. FM 148, Crandall, Texas 75114** as Substitute Trustee to act under and by virtue of said Deed of Trust.

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

6. Property to be sold:

BEING RANCHITO ALEGRE, SEC 2, BLOCK 1, LOT 4, ACRES 2.07, Liberty County aka 178 CR 3295 CLEVELAND, TX 77327, A subdivision of 100.66 Acers as Recorded on Liberty County Clerk's File No. 2016014518 & Being situated in the Thomas Devers survey, Abstract No. 170, Liberty County, Texas

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

By:  Date: 6/21/22

Hollis Campbell, Trustee for Lender Ranchito Alegre LLC

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

at 10:05 FILED O'clock, A M

JUN 23 2022

LEE R. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adnan Diver DEPUTY

Notice of Substitute Trustee Sale

T.S. #: 22-6186

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

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

Date: 8/2/2022

Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**

Place: **Liberty County Courthouse in Liberty, Texas, at the following location: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

SEE EXHIBIT "A" ATTACHED

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 3/8/2011 and is recorded in the office of the County Clerk of Liberty County, Texas, under County Clerk's File No 2011002441, recorded on 3/15/2011, of the Real Property Records of Liberty County, Texas.

Property Address: 4455 FM 1009 NOME Texas 77629

Trustor(s):	Robert T. Aldrich and Brittany Aldrich	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc. AS SUCCESSORS AND ASIGNS as nominee for Patriot Bank Mortgage, Inc.
Current Beneficiary:	U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust	Loan Servicer:	Rushmore Loan Management Services, LLC
Current Substituted Trustees:	Auction.com, Tommy Jackson, Keata Smith, Tiffany Beggs, Carolyn Ciccio, Margie Allen, Kyle Barclay, Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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. 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

T.S. #. 22-6186

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

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by Robert T. Aldrich, also known as Travis Aldrich, and spouse and Brittany R. Aldrich. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$173,100.00, executed by Robert T. Aldrich, also known as Travis Aldrich, and spouse and Brittany R. Aldrich, and payable to the order of Mortgage Electronic Registration Systems, Inc. AS SUCCESSORS AND ASIGNS as nominee for Patriot Bank Mortgage, Inc.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Robert T. Aldrich, also known as Travis Aldrich, and spouse and Brittany R. Aldrich to Robert T. Aldrich and Brittany Aldrich. U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

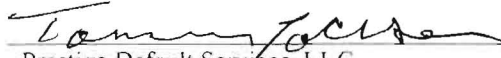
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust
c/o Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road Suite 100
Irvine, CA 92618
(949) 341-0777

T.S. #: 22-6186

Dated: 06-23-22 Auction.com, Tommy Jackson, Keata Smith, Tiffany Beggs, Carolyn Ciccio,
Margie Allen, Kyle Barclay, Stephanie Hernandez, Rick Snoke, Prestige Default
Services, LLC



Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

EXHIBIT "A"

Situate, lying and being in the County of Liberty, State of Texas, described as follows:

Being a 5.0000 acre tract or parcel of land situated in the I.G. & N. Survey No. 6, Abstract No. 293, Liberty County, Texas and being out of and part of that certain called 200 acre tract of land as described in a "Correction Warranty Deed" from Nancy Carolyn Nolte Moorhead and Lucy Kay Nolte Abernathy, as Independent Co-Executors of the Estate of John F. Nolte to Lucy Kay Abernathy, Nancy Carolyn Nolte Moorhead, John F. Nolte, II and Collier Nolte as recorded in Clerk's File No. 2003013589, Official Public Records, Liberty County, Texas, and also being out of and part of that certain called 7.09 acre tract of land as described in a "Warranty Deed" from Nancy Carolyn Nolte Moorhead, Lucy Kay Nolte Abernathy, Collier L. Nolte, John F. Nolte, II and Marlene Nolte to Robert Cecil Aldrich, also known as R.C. Aldrich, and wife, Loretta Aldrich as recorded in Clerk's File No. 2009007635, Official Public Records, Liberty County, Texas, and being out of and part of that certain called 80 acre tract of land decreed to Myrtle F. Nolte in a judgment of partition in Cause No. 11506, styled Charles S. Nolte et al vs. E. S. Nolte, in the District Court of Jefferson County, Texas, recorded in Volume 158, Page 262, Deed Records, Jefferson County, Texas, the same being that certain called 80 acre tract as described in a "Special Warranty Deed" from the Estate of James Franklin Aldrich, Deceased, to Robert Cecil Aldrich as recorded in Clerk's File No. 9633670, Official Public Records of Real Property, Jefferson County, Texas, and also being out of and part of that certain called 80 acre tract of land, save and except a 0.6566 acre tract, as described in a "Correction Deed" from Robert Cecil Aldrich, also known as R.C. Aldrich, and wife, Loretta Aldrich to Robert W. Aldrich as recorded in Clerk's File No. 200900685, Official Public Records, Liberty County, Texas, said 5.0000 acre tract being more particularly described as follows:

Note: All bearings are based on the East line of that certain called 161.38 acre tract, identified as First Tract, as recorded in Volume 949, Page 116, Deed Records, Liberty County, Texas as North 00°31'40" East. All set 5/8" iron rods set with a cap stamped "M.W. Whiteley & Associates".

Beginning at a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" found for the Southwest corner of the said Robert W. Aldrich tract and the Northwest corner of that certain called 200 acre tract of land as described in a "Correction Warranty Deed" from Nancy Carolyn Nolte Moorhead and Lucy Kay Nolte Abernathy, as Independent Co-Executors of the Estate of John F. Nolte to Lucy Kay Abernathy, Nancy Carolyn Nolte Moorhead, John F. Nolte, II and Collier Nolte as recorded in Clerk's File No. 2003013589, Official Public Records, Liberty County, Texas, the same being the Northwest corner of that certain called 7.09 acre tract of land as described in a "Warranty Deed" from Nancy Carolyn Nolte Moorhead, Lucy Kay Nolte Abernathy, Collier L. Nolte, John F. Nolte, II and Marlene Nolte to Robert Cecil Aldrich, also known as R.C. Aldrich, and wife, Loretta Aldrich as recorded in Clerk's File No. 2009007635, Official Public Records, Liberty County, Texas and said corner being in the common line between the said I.G. & N. Survey No. 6 and the J. H. Barnes Survey, Abstract No. 781, Liberty County, Texas;

Thence North 00°31'40" East, for the common line between the said I. G. & N. Survey No. 6 and the J. H. Barnes Survey, passing at a distance of 396.41 feet a 2" iron pipe found for the Northeast corner of the said J.H. Barnes Survey and the Southeast corner of the Armsteard Lowery Survey, Abstract No. 699, Liberty County, Texas the same being the Southeast corner of that certain called 161.38 acre tract, identified as First Tract, as described in a "Warranty Deed with Vendor's Lien" from Ritter Brothers, a partnership composed of J .D. Ritter and Hilary Ritter, and J .D. Ritter and Hilary Ritter, Individually to Broussard Farm, Inc. as recorded in Volume 949, Page 116, Deed Records, Liberty County, Texas and continuing for the boundary between the tract herein described and the said 161.38 acre Broussard Farm, Inc. tract, the same being the common line between the said I.G. & N. Survey No. 6, Abstract No. 293 and the Armsteard Lowery Survey, for a total distance of 485.41 feet to a 5/8" iron rod set for corner;

Thence South 89°28'20" East, over and across the said Robert W. Aldrich tract, for a distance of 240.00 feet to a 5/8" iron rod set for corner;

Thence South 00°31'40" West, continuing over and across the said Robert W. Aldrich tract, for a distance of 488.18 feet to a point for corner, said corner being in the common line between the said Robert W. Aldrich tract and the said 7.09 acre Robert C. Aldrich tract;

T.S. #. 22-6186

EXHIBIT "A"

Thence south $00^{\circ}31'40''$ West, over and across the said 7.09 acre Robert C. Aldrich tract, for a distance of 397.34 feet to a $5/8''$ iron rod set for corner, said corner being in the North right-of-way line of F.M. Highway No. 1009 (based on a width of 80 feet);

Thence south $80^{\circ}09'06''$ West, along and with the North right-of-way line of F.M. Highway No. 1009 and the South line of the said 7.09 acre Robert C. Aldrich tract, for a distance of 243.99 feet are $5/8''$ iron rod with a cap stamped "M.W. Whiteley & Associates" found for corner, said corner being the Southwest corner of the said 7.09 acre and said corner being in the common line between the said I.G. & N. Survey No. 6 and the J. H. Barnes Survey and being in the West line of the said 200 acre Lucy Kay Abernathy, et al. tract;

Thence North $00^{\circ}31'40''$ East, for the boundary between the said I.G. & N. Survey No. 6 and the J. H. Barnes Survey, the same being the West line of the said 200 acre Lucy Kay Abernathy, et al. tract and the west line of the said 7.09 acre Robert C. Aldrich tract, for a distance of 444.06 feet to the point of beginning and containing 5.0000 Acres, more or less.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: August 02, 2022

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

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

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 28, 2020 and recorded in Document INSTRUMENT NO. 2020003177 real property records of LIBERTY County, Texas, with BRANDON P. JOHNSTON AND MIRIAM R JOHNSTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRANDON P. JOHNSTON AND MIRIAM R JOHNSTON, securing the payment of the indebtednesses in the original principal amount of \$174,747.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. RUSHMORE LOAN MANAGEMENT SERVICES LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618

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JUN 16 2022




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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HILUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OLAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, KEATA SMITH AND STEPHANIE HERNANDEZ, KEVIN MCCARTHY OR BEATRICE CARRILLO whose address is c/o BARRETT DAFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-16-22 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 6-16-22

774 ROAD 5101 DRIVE
CLEVELAND, TX 77327

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LIBERTY

EXHIBIT "A"

LOT 1660 IN BLOCK 11 OF SANTA FE SUBDIVISION. SECTION 1. AN ADDITION IN THE JAMES T. DUNMAN SURVEY, A-167. THE W. MCWILKINSON SURVEY, A-317 AND THE H.T. & B. RR CO. SURVEY, A-443, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2017005075 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.