

## NOTICE OF TRUSTEES 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."

DATE: July 11, 2022

### DEED OF TRUST:

DATE: February 5, 2021  
GRANTOR: MODESTA MENDOZA, BELINDA LUCERO MENDOZA & ENRIQUE MENDOZA  
TRUSTEE: ELVA L CARREON-TIJERINA  
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
COUNTY WHERE PROPERTY IS LOCATED: LIBERTY  
RECORDED IN: Document # 2021006570 of the Real Property Records of LIBERTY County, Texas.  
PROPERTY: SEE ATTACHED EXHIBIT "A"

### NOTE:

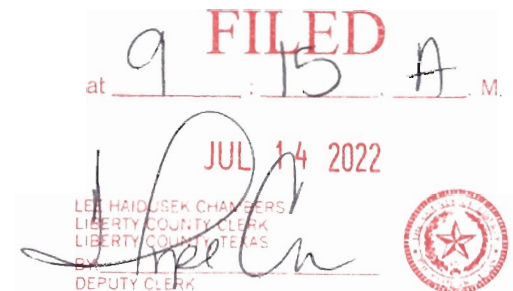
DATE: February 5, 2021  
AMOUNT: Thirty One Thousand Three Hundred Dollars and No Cents ( \$ 31,300.00 )  
MAKER: MODESTA MENDOZA, BELINDA LUCERO MENDOZA & ENRIQUE MENDOZA  
PAYEE: VILLA BLANCA PROPERTIES, LLC.  
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
1106 N AVENUE E  
HUMBLE, TX 77338

SENDER OF NOTICE: ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

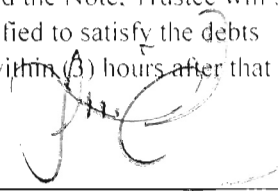
DATE OF SALE OF PROPERTY: Tuesday, AUGUST 2nd, 2022

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

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



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

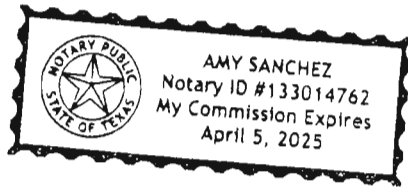


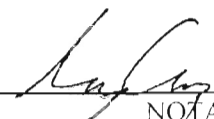
ELVA L CARREON-TIJERINA

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on July 11, 2022



  
NOTARY PUBLIC  
STATE OF TEXAS  
Amy Sanchez  
04/05/25

After recording return to:

ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

EXHIBIT "A"

TRACT 123:

Being a 0.51 acre tract of land out of the West 32.0 acres from H.O. Compton to Arthur Walters. This 32.0 acre tract of land is the West part of a 53.60 acre tract of land recorded in Vol. 68, Page 326, of the Deed Records of Liberty County, Texas.

To find the beginning corner of this 0.51 acre tract of land, begin at an iron pipe set for the Southwest corner of the said 53.60 acre tract. THENCE North  $1^{\circ}23'$  East a distance of 2,046.32 feet along the East line of Jules Berotte 26.0 acre tract to a point set in the center line of F.M. road #160, also the Northwest corner of Joseph Chargois 2.70 acre tract for the Southwest and beginning corner of the tract herein described.

THENCE North  $70^{\circ}15'$  East a distance of 142.27 feet along the center line of F.M. road #160 to a point for the Southwest corner of Ada Ayers 0.51 acre tract, same being the Southeast corner of the tract herein described.

THENCE North  $1^{\circ}23'$  East a distance of 152.47 feet to an iron pipe set for the Northwest corner of Ada Ayers 0.51 acre tract, same being the Northeast corner of the tract herein described.

THENCE North  $88^{\circ}37'$  West distance of 67.62 feet to an iron pipe set for an exterior corner of the tract herein described.

THENCE South  $64^{\circ}23'$  West a distance of 73.14 feet to an iron pipe set for the Northwest corner of the tract herein described.

THENCE South  $1^{\circ}23'$  West a distance of 170.35 feet along the West line of the said 53.60 acre tract to the PLACE OF BEGINNING and containing 0.51 acres of land.

## NOTICE OF TRUSTEES 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."

DATE: July 11, 2022

### DEED OF TRUST:

DATE: June 11, 2021  
GRANTOR OMAR OCTAVIO ORTIZ & MARTHA PATRICIA ESPINOZA ARENAS  
TRUSTEE: ELVA L CARREON-TIJERINA  
BENEFICIARY: CANELO INVESTMENTS, LLC  
COUNTY WHERE PROPERTY IS LOCATED: LIBERTY  
RECORDED IN: Document # 2021032662 of the Real Property Records of LIBERTY County, Texas.  
PROPERTY: BEING APPROXIMATELY 0.3113 ACRES LOCATED ON LOT 14 OF THE LEAWOOD SUBDIVISION, AND BEING FURTHER DESCRIBED IN VOLUME 1032, PAGE 374 OF THE REAL PROPERTY RECORDS OF LIBERTY COUNTY, TEXAS. (PIDN 55805)

### NOTE:

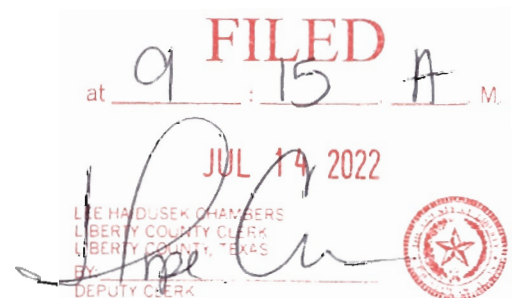
DATE: June 11, 2021  
AMOUNT: Forty Seven Thousand Four Hundred Fifty Dollars and No Cents ( \$ 47,450.00 )  
MAKER: OMAR OCTAVIO ORTIZ & MARTHA PATRICIA ESPINOZA ARENAS  
PAYEE: CANELO INVESTMENTS, LLC  
HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC  
1106 N AVENUE E  
HUMBLE, TX 77338

SENDER OF NOTICE: ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

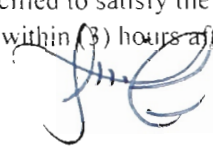
DATE OF SALE OF PROPERTY: Tuesday, AUGUST 2nd, 2022

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

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



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

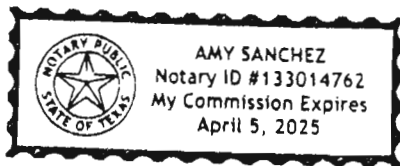


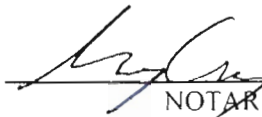
ELVA L CARREON-TIJERINA

STATE OF TEXAS            §  
   §  
COUNTY OF HARRIS       §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on July 11, 2022



  
NOTARY PUBLIC  
STATE OF TEXAS  
Amy Sanchez  
04/05/25

After recording return to:

ELVA L. CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338


NOTICE OF SUBSTITUTE TRUSTEE'S SALE

4 FILED 45 P

DATE: July 12, 2022

JUL 12 2022

DEED OF TRUST:

*Handwritten signature*  


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

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

Property: See attached Exhibit "A"

NOTE:

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

Date of Sale of Property (first Tuesday of month): August 2, 2022

Earliest Time of Sale of Property: 10 AM

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

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

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

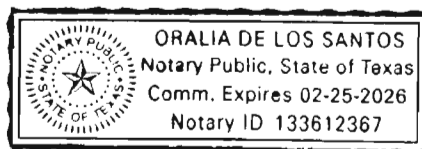
This instrument appoints the Substitute Trustee identified to sell the property described in the security instrument identified in this Notice of Sale. The person signing this notice is the attorney or authorized agent of the mortgage servicer.

*Charles A. Whiteford*  
Charles A. Whiteford, Substitute Trustee

THE STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on this day July 12, 2022 by Charles A. Whiteford, Substitute Trustee.

*Oralia de los Santos*  
Notary Public, State of Texas



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

**Exhibit "A"**

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

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

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

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

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

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

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

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

**Tierra Vacante, LLC, Texas Limited Liability Company**

2810 N. Closner Blvd.

Edinburg, TX 78541

(956) 383-0868

**Notice of Acceleration**

**July 12, 2022**

**Reyna Sarai Hernandez  
11904 Marine Lane  
Houston, Texas 77076**

**MH001.1  
CMRRR # 7019 2970 0001 2639 8488  
AND FIRST CLASS MAIL**

Re: Real Estate Lien Note dated **November 24, 2021**, executed by **Reyna Sarai Hernandez**, payable to the order of **Tierra Vacante, LLC, Texas Limited Liability Company**, in the original principal sum of **\$46,400.00**.

Dear **Reyna Sarai Hernandez**,

Because of the failure to cure the default under the referenced loan documents, the mortgagee has accelerated the maturity of the note.

Demand is made for the payment of all unpaid principal and all accrued but unpaid interest. Please contact the undersigned for the current payoff information.

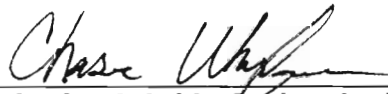
If the amount due is not paid, the mortgagee intends to foreclose the lien under the loan documents in accordance with the enclosed Notice of Substitute Trustee's Sale.

I am attempting to collect this indebtedness, and any information obtained will be used for that purpose. This letter is being sent to your attention in accordance with federal law.

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

If you have any questions, please consult your legal counsel.

Sincerely yours,



---

**Charles A. Whiteford, Substitute Trustee**

Enclosure



JUL 12 2022

LESLIE CHAMBERLAIN  
CLERK OF COURTS  
LIBERTY COUNTY TEXAS  
Adrian Driver

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

**SEE ATTACHED EXHIBIT "A"**

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in the Official Real Property Records of Liberty County, Texas under Clerk's Document No. 2015020059.

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

Date: Tuesday, August 2, 2022

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 1:00 P.M.

Place: 1923 Sam Houston Street  
Liberty County, Texas 77575,  
ON THE SOUTH SIDE OF THE COURTHOUSE  
of the Liberty County Courthouse or

if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioners Court.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, 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 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 their bid immediately in cash if their bid is accepted.

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.

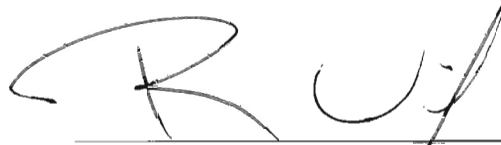
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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 Guadalupe Ponce Ramirez and Spouse, Melleline Suselly Estrada Rivera. 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.

6. *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 the promissory note in the original principal amount of \$78,100.00, executed by Guadalupe Ponce Ramirez and Spouse, Melleline Suselly Estrada Rivera and payable to Montgomery Mortgage, Inc ("Montgomery Mortgage". The aforementioned promissory note was secured by a Deed of Trust dated October 28, 2015, executed by Guadalupe Ponce Ramirez and Spouse, Melleline Suselly Estrada Rivera on the same day. The Deed of Trust was filed in the real property records of Liberty County, Texas, Document No. 2015020059. Montgomery Mortgage, Inc. 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 as substitute trustee to conduct the sale.

Dated: July 11, 2022

A handwritten signature in black ink, appearing to read 'RW', is positioned above a horizontal line.

---

Robin K. Weinburgh, Substitute Trustee  
Attorney for Montgomery Mortgage, Inc.  
4322 Warm Springs Road  
Houston, Texas 77035  
TEL: 713-494-5436

## EXHIBIT "A"

Order No.: CTT15658279

Being all of Lot 5 and the west 99.02 feet of Lot 1 in Block 1 of Pinecrest Subdivision, Section 1, an addition in the Barton Tarkington Survey, A-354, Liberty County, Texas, according to the map or plat thereof recorded in Volume 8, Page 44 of the Map Records of Liberty County, Texas, said lands being more particularly described by metes and bounds attached hereto on Exhibit "A".

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.035 ACRES OF LAND SITUATED IN THE BARTON TARKINGTON LEAGUE, ABSTRACT No. 354, LIBERTY COUNTY, TEXAS, AND BEING ALL OF LOT FIVE (5) AND THE WEST 99.02 FEET OF LOT ONE (1) IN BLOCK ONE (1) OF THE PINECREST SUBDIVISION ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8, PAGE 44 OF THE LIBERTY COUNTY MAP OR PLAT RECORDS; SAID 5.035 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 5/8 inch iron rod found in the north right-of-way of County Road No. 3141, (formerly called Timberlane Drive, having a right-of-way sixty (60) feet in width, for the Southwest corner of Lot 5, Block 1 and the PLACE OF BEGINNING of this tract herein described;

THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, a distance of 505.03 feet with the common line of Lots 5 and 6 to a 3/8 inch iron rod found in the south line of the Jessie T. Pate 10.02 acre tract as described in Volume 1905, Page 352 Official Public Records of Liberty County, (O.P.R.L.C.) for the Northwest corner of said Lot 5;

THENCE NORTH 88 DEGREES 36 MINUTES 24 SECONDS EAST, a distance of 395.08 feet with the Pate south line and the north line of Lot 5 to a 5/8 inch iron rod set for the Northeast corner of this tract;

THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST, a distance of 303.78 feet with the west line of Lots 4.3 and 2 in Block 1 of said subdivision to a 5/8 inch iron rod set for the Northwest corner of Lot 1, Block 1;

THENCE NORTH 89 DEGREES 44 MINUTES 00 SECONDS EAST, a distance of 99.02 feet with the common line of Lots 1 and 2 to a 5/8 inch iron rod set for the most easterly Northeast corner of this tract;

THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST, a distance of 199.30 feet severing the west 99.02 feet from said Lot 1 to a 5/8 inch iron rod set in the north right-of-way of County Road No. 3141 for the Southeast corner of this tract;

THENCE SOUTH 88 DEGREES 36 MINUTES 24 SECONDS WEST, a distance of 494.12 feet with said county road to the PLACE OF BEGINNING and containing 219317 square feet or 5.035 acres more or less.

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** March 23, 2022  
**Grantor(s):** Michael H. Price  
**Mortgagee:** 2043 Sul Ross, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. 2022019230  
**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 63 of Henry Baker Subdivision, an addition in the James Martin Survey, A-73, Liberty County, Texas, according to the map or plat thereof recorded in Volume 2, Page 359 of the Map Records of Liberty County, Texas. (more particularly described in the loan documents).

**Date of Sale:** August 02, 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.

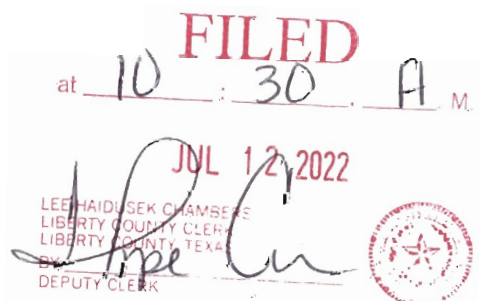
**ACTIVE MILITARY SERVICE NOTICE**

**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:

2043 Sul Ross, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057



Dated this 12th day of July, 2022



James W. King or Marc Henry or Edye  
Patterson or Renee Roberts or David  
Garvin or Joe Hinojosa or Susana Garcia,  
or Donna Brammer, or Katrina Rodriguez,  
or Cesar Acosta, or Christopher Apodaca,  
or Mauricio Mata, or Alicia Ortega, or  
Leslie Galdamez, or Sean Jochnau, or Rinki  
Shah, or Theresa Phillips, or Sandra  
Benavides or David Cerda or Jose Martinez  
or Felix Ogbu or Renaud Ba or Craig  
Weeden or David Garvin or Erica Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: February 22, 2022
Grantor(s): Edith Natalie Jaramillo
Mortgagee: Texas Specialty Homes, LP, a Texas Limited Partnership
Recorded in: Clerk's File No. 2022017461
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 Lots Two Hundred Nine (209) and Two Hundred Ten (210) of Section No. Two (2) of the Horseshoe Lake Estates Subdivision, an addition in the J.F. DeRumayor League, A-103, Liberty County, Texas, according to the map or plat thereof recorded in Volume 6, Page 18 of the Map Records of Liberty County, Texas, (more particularly described in the loan documents).

Date of Sale: August 02, 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

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:
Texas Specialty Homes, LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 12th day of July, 2022

Handwritten signature of David J.

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



**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** April 09, 2021  
**Grantor(s):** Jessie Joe Shirley  
**Mortgagee:** Unit 9 Long Term Investors, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. 2021038097  
**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 86, Block 3, Unit 9 Cypress Lakes Subdivision, according to the plat thereof recorded in Volume 6 Page 125, of the Map and Plat Records of Liberty County, Texas.. (more particularly described in the loan documents).

**Date of Sale:** August 02, 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.

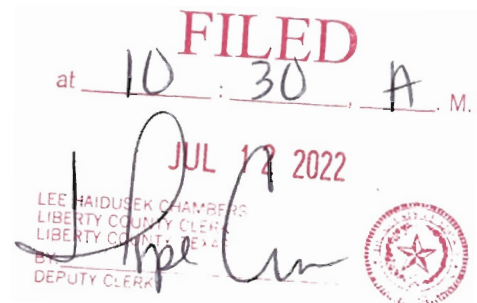
**ACTIVE MILITARY SERVICE NOTICE**

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The Mortgagee, whose address is:

Unit 9 Long Term Investors, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057





Dated this 12th day of July, 2022



James W. King or Marc Henry or Edye  
Patterson or Renee Roberts or David  
Garvin or Joe Hinojosa or Susana Garcia,  
or Donna Brammer, or Katrina Rodriguez,  
or Cesar Acosta, or Christopher Apodaca,  
or Mauricio Mata, or Alicia Ortega, or  
Leslie Galdamez, or Sean Jochnau, or Rinki  
Shah, or Theresa Phillips, or Sandra  
Benavides or David Cerda or Jose Martinez  
or Felix Ogbu or Renaud Ba or Craig  
Weeden or David Garvin or Erica Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust

**Date:** March 21, 2022  
**Grantor(s):** Durell Jovonte Hughes and Jabria Arana Hughes  
**Mortgagee:** Unit 6 Long Term Investors, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. 2022019208  
**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 103, Block 2, Unit 6 Cypress Lakes Subdivision, according to the map or plat thereof recorded in Volume 6, Page 117, of the Map Records of Liberty County, Texas (more particularly described in the loan documents).

**Date of Sale:** August 02, 2022

**Earliest Time Sale will Begin:** 10:00 AM

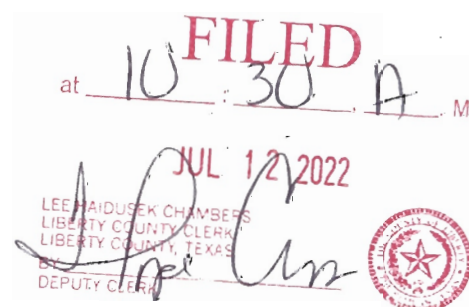
**Place of Sale of Property:** Designated area set by the Commissioner's Court of Liberty County, Texas, being the Liberty County Courthouse or as further designated by the County Commissioner.

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 6 Long Term Investors, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 12th day of July, 2022



James W. King or Marc Henry or Edye  
Patterson or Renee Roberts or David  
Garvin or Joe Hinojosa or Susana Garcia,  
or Donna Brammer, or Katrina Rodriguez,  
or Cesar Acosta, or Christopher Apodaca,  
or Mauricio Mata, or Alicia Ortega, or  
Leslie Galdamez, or Sean Jochnau, or Rinki  
Shah, or Theresa Phillips, or Sandra  
Benavides or David Cerda or Jose Martinez  
or Felix Ogbu or Renaud Ba or Craig  
Weeden or David Garvin or Erica Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** March 04, 2022  
**Grantor(s):** Allan Lee Harvey and Deborah Jo Harvey  
**Mortgagee:** Unit 6 Long Term Investors, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. 2022017548  
**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 237, Block 6, Unit 6 Cypress Lakes Subdivision, according to the map or plat thereof recorded in Volume 6, Page 117, of the Map Records of Liberty County, Texas (more particularly described in the loan documents).

**Date of Sale:** August 02, 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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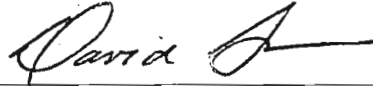
**FILED**  
at 10 : 30 . A . M.  
**JUL 12, 2022**  
LEB HAID USEK CHAMBERS  
LIBERTY COUNTY CLERK  
LIBERTY COUNTY, TEXAS  
DEPUTY CLERK



The Mortgagee, whose address is:

UNIT 6 Long Term Investors, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 12th day of July, 2022



James W. King or Marc Henry or Edye  
Patterson or Renee Roberts or David  
Garvin or Joe Hinojosa or Susana Garcia,  
or Donna Brammer, or Katrina Rodriguez,  
or Cesar Acosta, or Christopher Apodaca,  
or Mauricio Mata, or Alicia Ortega, or  
Leslie Galdamez, or Sean Jochneau, or Rinki  
Shah, or Theresa Phillips, or Sandra  
Benavides or David Cerda or Jose Martinez  
or Felix Ogbu or Renaud Ba or Craig  
Weeden or David Garvin or Erica Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED  
at 9:00 o'clock A M

JUL 12 2022

LEE H CHAMBERS  
COUNTY CLERK LIBERTY COUNTY, TEXAS  
Admin Driver DEPUTY

### Notice of Trustee's Sale

Date: July 12, 2022

Trustee/Substitute Trustee: James L. Bailey

Trustee/Substitute Trustee's Address: 18 Augusta Pines Drive, #210-C  
Spring, Texas 77389

Mortgagee: Dieciocho, Ltd.

Note: Note Dated March 2, 2021 in the amount of \$112,500.00

Deed of Trust:

Date: March 2, 2021

Grantor: Eduardo Bocerra and Jesus Chavez

Mortgagee: Dieciocho, Ltd.

Recording information: Recorded March 18, 2021, under Clerk's File Number  
2021019620, Official Records of Liberty County, Texas

Property: Being all that certain tract or parcel of land containing 10.01 acres situated in the Moses Donaho Survey, Abstract No. 25, Liberty County, Texas and being out of a called 364.77 acre tract as recorded in Liberty County Clerk's File No. 2007014320; said 10.01 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof by reference.

County: Liberty County

Date of Sale: August 2, 2022

Time of Sale: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place of Sale: 1923 Sam Houston Street, Liberty County, Texas 77575, on the South side of the Liberty County Courthouse, Liberty, Texas

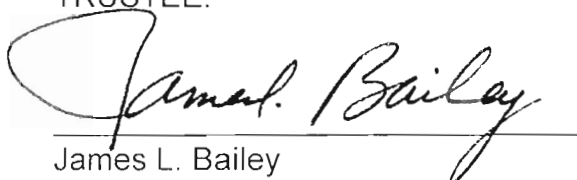
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED

STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

James L. Bailey is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

TRUSTEE:

A handwritten signature in black ink that reads "James L. Bailey". The signature is written in a cursive style and is positioned above a horizontal line.

James L. Bailey  
18 Augusta Pines Drive, #210-C  
Spring, Texas 77389

# HUMBLE SURVEYING COMPANY

709 South Washington Avenue, Suite B  
Cleveland, Texas 77327  
Phone: (281) 446-0118 Fax: (281) 592-7136  
TBPELS Firm No. 10114600

## LEGAL DESCRIPTION

### TRACT 9 10.01 ACRES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.01 ACRES SITUATED IN THE MOSES DONAHO SURVEY, ABSTRACT No. 25, LIBERTY COUNTY, TEXAS, AND BEING OUT OF A CALLED 364.77 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE No. 2007014320; SAID 10.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 1/2 inch iron pipe found in the west margin of County Road No. 2235, also known as Goat Road for the southeast corner of said 364.77 acre tract, from which a found 5/8 inch iron rod bears: North 01 degrees 04 minutes East, a distance of 0.1 feet and a found 1/2 inch iron rod bears: North 88 degrees 20 minutes East, a distance of 3.8 feet;

THENCE North 05 degrees 10 minutes 26 seconds West, a distance of 1002.20 feet (called North 02 degrees 12 minutes 27 seconds West, a distance of 1002.44 feet) with the west margin of said County Road No. 2235, same being the east line of said 364.77 acre tract to a found concrete monument;

THENCE South 84 degrees 46 minutes 41 seconds West, a distance of 354.63 feet (called South 87 degrees 27 minutes 00 seconds West, a distance of 360.72 feet) with the south line of a called 1.00 acre tract as recorded in Liberty County Clerk's File No. 2004018199, same being the common line of said 364.77 acre tract to a 3/4 inch iron pipe found for the southeast corner of a 12.24 acre tract, called Tract 10 surveyed this day out of said 364.77 acre tract;

THENCE North 00 degrees 34 minutes 28 seconds East, a distance of 479.45 feet (called North 03 degrees 17 minutes 53 seconds East) with the west line of said 1.00 acre tract as recorded in Liberty County Clerk's File No. 2004018199, a called 1.00 acre tract as recorded in Liberty County Clerk's File No. 2005009076, a called 1.00 acre tract as recorded in Liberty County Clerk's File No. 2004018196 and a called 1.00 acre tract as recorded in Liberty County Clerk's File No. 200600240, same being the common line of said 364.77 acre tract to a 5/8 inch iron rod set for the northeast corner of said Tract 10, same being the southeast corner and POINT OF BEGINNING of this herein described tract;

THENCE South 84 degrees 26 minutes 10 seconds West, a distance of 1145.48 feet across said 364.77 acre tract to a 5/8 inch iron rod set for the northwest corner of said Tract 10, same being the southwest corner of this herein described tract;

THENCE North 05 degrees 33 minutes 50 seconds West, a distance of 374.09 feet across said 364.77 acre tract to a 5/8 inch iron rod set for a corner of a 5.29 acre tract, called Access & Utility Easement surveyed this day out of said 364.77 acre tract, same being the northwest corner of this herein described tract;

THENCE North 84 degrees 26 minutes 10 seconds East, a distance of 1185.71 feet across said 364.77 acre tract to a concrete monument found for a corner of said 5.29 acre tract, same being the northeast corner of this herein described tract, from which a found 1/2 inch iron rod bears: North 43 degrees 32 minutes East, a distance of 1.0 feet and a found 3/4 inch iron pipe bears: North 60 degrees 20 minutes East, a distance of 2.1 feet;

THENCE South 00 degrees 34 minutes 28 seconds West, a distance of 376.25 feet (called South 03 degrees 17 minutes 53 seconds West) with the west line of a called 2.039 acre tract as recorded in Liberty County Clerk's File No. 2004018197 and said 1.00 acre tract as recorded in Liberty County Clerk's File No. 200600240, same being the common line of said 364.77 acre tract to the POINT OF BEGINNING and containing 10.01 acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. ALL SFT 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, November 30, 2020.


  
Louis W. Bergman, IV  
R.P.L.S. No. 5815  
20-430



EXHIBIT "A"



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 December 06, 2006 and recorded in Document CLERK'S FILE NO. 2006017675 real property records of LIBERTY County, Texas, with WILBER A DEWEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILBER A DEWEY, securing the payment of the indebtednesses in the original principal amount of \$89,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION 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. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELENE FINANCE  
9990 RICHMOND AVENUE  
SUITE 400 SOUTH  
HOUSTON, TX 77042

1:05 P  
JUL 07 2022

JUL 07 2022  
CLERK OF COUNTY CLERK  
LIBERTY COUNTY, TEXAS



**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 HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OLAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, AL.EENA 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 DAFFIN 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 7-7-22 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: 7-7-22

**EXHIBIT "A"**

BEING A TRACT OF LAND OUT OF LOTS 6 AND 7, BLOCK 5 OF THE DAYTON DEVELOPMENT COMPANY'S SUBDIVISION AS RECORDED IN VOLUME 131, PAGE 174 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE (1) INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 6 AND THE SOUTHWEST CORNER OF THIS TRACT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BARROW STREET AND THE EAST RIGHT-OF-WAY LINE OF HILL STREET;

THENCE NORTH 30° 00' 00" WEST ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 6 AND THE EAST RIGHT-OF-WAY LINE OF HILL STREET, A DISTANCE OF 121.74 FEET TO A ONE-HALF (1/2) INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 60° 00' 00" EAST 100.00 FEET TO A ONE-HALF (1/2) INCH IRON ROD SET IN THE EAST LINE OF THE AFOREMENTIONED LOT 7 AND THE WEST LINE OF LOT 8 OF THE AFOREMENTIONED SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 30° 00' 00" EAST ALONG THE EAST LINE OF THE AFOREMENTIONED LOT 7 AND THE WEST LINE OF THE AFOREMENTIONED LOT 8, A DISTANCE OF 121.74 FEET TO A ONE-HALF (1/2) INCH IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF BARROW STREET FOR THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 7, THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 8, AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 60° 00' 00" WEST ALONG THE SOUTH LINE OF THE AFOREMENTIONED LOT 7 AND THE NORTH LINE OF BARROW STREET, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING, CONTAINING IN ALL 0.2795 ACRES OF LAND.

## 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 79, BLOCK 2, SOUTHERN CROSSING, SECTION 6, LIBERTY COUNTY, TEXAS, A SUBDIVISION OF 127.45 ACRES OUT OF A CALLED 183.82 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE NO. 2017001877 AND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS, 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 2021026015 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: August 2, 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 \$66,969.31.

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.

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 \$65,000.00, executed by Juan Manuel Morales Pantoja 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: June 28, 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 June 18, 2021, executed by Juan Manuel Morales Pantoja to Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021026015 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on June 28, 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.”

[Signature]
Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON June 28, 2022 by Jacob L. Richardson.



[Signature]
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

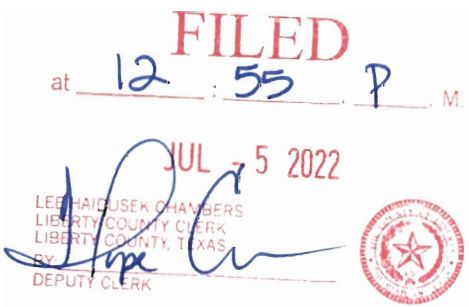
THE STATE OF TEXAS
COUNTY OF LIBERTY

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.

2022033014 NOT
07/05/2022 12:49:50 PM Total Fees: \$34.00

[Signature]
Lee Haidusek Chambers

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 118, BLOCK 4, SOUTHERN CROSSING, SECTION 6, LIBERTY COUNTY, TEXAS, A SUBDIVISION OF 127.45 ACRES OUT OF A CALLED 183.82 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE NO. 2017001877 AND SITUATED IN THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS, 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 2021041568 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: August 2, 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 \$78,268.74.

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.

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 \$74,900.00, executed by Alexis McGregor and Trenette Alease McGregor 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 Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Dated: June 28, 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:

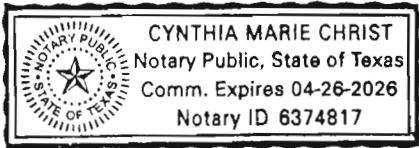
“My name is Jacob L. Richardson. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.”

“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 September 29, 2021, executed by Alexis McGregor and Trenette Alease McGregorto Jacob L. Richardson, Trustee, filed for record in clerk’s file number 2021041568 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on June 28, 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 June 28, 2022 by Jacob L. Richardson.



[Handwritten signature of Notary Public]

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.

2022033012 NOT
07/05/2022 12:49:50 PM Total Fees: \$34.00

[Signature of Lee Haidusek Chambers]

Lee Haidusek Chambers, County Clerk
Liberty County, Texas

FILED
at 12 : 55 P . M.

JUL - 5 2022

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



## 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 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 2020045722 of the real property records of Liberty County, Texas.

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

Date: August 2, 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 \$65,345.66.

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.

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

**5. Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

**6. Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness's and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$63,000.00, executed by Ashley Monique Washington and Decoris Lamont Rucker, Jr. payable to the order of SCR 6, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

**8. Substitute Trustee Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, as attorney for the mortgage servicer, I have named and appointed and by these presents do name and appoint myself, Jacob L. Richardson, whose address is 1750 W. Lake Houston Pkwy. Kingwood, TX 77339, as Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Dated: June 28, 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 SUBSTITUTE TRUSTEE

STATE OF TEXAS §
COUNTY OF HARRIS §

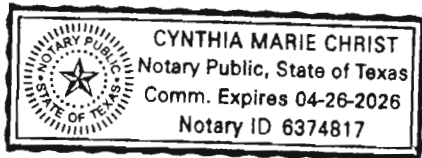
Jacob L. Richardson appeared in person before me today and stated under oath:

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

“Under the direction and at the request of Jacob L. Richardson, the Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated December 7, 2020, executed by Ashley Monique Washington and Decoris Lamont Rucker, Jr. to Jacob L. Richardson, Substitute Trustee, filed for record in clerk’s file number 2020045722 of the real property records of Liberty County, Texas, securing payment of the promissory note of the same date, I did on June 28, 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.”

[Signature]
Jacob L. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON June 28, 2022 by Jacob L. Richardson.



[Signature]
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.

2022033013 NOT
07/05/2022 12:49:50 PM Total Fees: \$34.00

[Signature]

Lee Haidusek Chambers, County Clerk
Liberty County, Texas

FILED stamp: at 12:55 P.M. JUL - 5 2022. Includes signature of Lee Haidusek Chambers, Deputy Clerk, and the official seal of the County Clerk of Liberty County, Texas.