

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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 on another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 22, 2019, Jerry Lynn Crowder a/k/a Jerry L. Crowder and Tabatha Crowder conveyed to Tim Williams, as Trustee, the property situated in Liberty County, Texas, to wit:


Property: See Exhibit "A" attached hereto, as well as a 2010 CAVCO Industries, Inc. "TX5632CHA" manufactured home, 32' x 56', Serial Numbers CAVTX15102134A and CAVTX15102134B, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Jerry Lynn Crowder a/k/a Jerry L. Crowder and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust electronically recorded on February 26, 2019 under Document/Instrument No. 2019004601 in the Official Public Records of Liberty County, Texas (hereinafter "Deed of Trust"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

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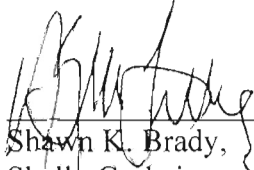
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J. Pe. Cm 

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of September, 2022, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the front steps of on the south side of the Liberty County Courthouse, 1923 Sam Houston, Liberty, Liberty County, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 16th day of August 2022.


Shawn K. Brady,
Shelly Godwin,
Leslie Wren, and/or
Kevin Fuller, any to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6136 Frisco Square Blvd., Suite 400
Frisco, Texas 75034
(469) 287-5484 Telephone

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

EXHIBIT "A"

Field notes describing 2.46 acres, more or less, being out of a Called 48.129 acre tract (Lot 7) in the Lefroi Gedruf League, Abstract 38, Liberty County, Texas. Said 48.129 acre tract is more particularly described in a deed to Jack Burnett, Sr. and Jessica Burnett and recorded in Volume 2004, Page 18700 of the Official Public Records of Liberty County, Texas.

NOTE: All of the horizontal control is referred to the Texas State Plane Coordinate System, Lambert Projection Central Zone, NAD 27 Datum. All bearings, distances and acreages are grid. The theta correction at a 3/4 inch iron rod found at the most northerly ell corner of said 48.129 acre tract is $+02^{\circ}55'11''$ and the scale factor is 0.999964844. Said 3/4 inch iron rod found has a coordinate value of $Y = 261,324.19$ and $X = 3,788,928.70$.

BEGINNING at said 3/4 inch iron rod found at the most northerly ell corner of said 48.129 acre tract and the southwest corner of a Called 11.42 acre tract (Lot 6).

THENCE $N 87^{\circ}24'07'' E$ (S 8835' W) along and with the most easterly north line of said 48.129 acre tract and the south line of said 11.42 acre tract for a distance of 593.96 feet (594.00 feet) to a 3/4 inch iron rod found in the north edge of County Road 2074.

THENCE $S 55^{\circ}54'13'' W$ ($N 57^{\circ}55' E$) along and with the most easterly south line of said 48.129 acre tract and the north edge d said County Road 2074 for a distance of 691.03 feet (692.13 feet) to a 3/4 inch iron pipe found at the most southerly ell corner of said 48.129 acre tract.

THENCE $N 03^{\circ}21'07'' W$ over and across said 48.129 acre tract a distance of 361.08 feet to the Point of Beginning, containing 2.46 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT ONE THOUSAND FIVE HUNDRED EIGHTY-ONE (1581), BLOCK FORTY-TWO (42) OF GRAND SAN JACINTO, SECTION FOUR (4), A RECORDED SUBDIVISION IN LIBERTY COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT RECORDED IN CLERK'S FILE NO. 2014008515, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. A.P.N.:214839

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

Date: September 6, 2022

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: LIBERTY County on the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, in Liberty, Texas, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. 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. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 property.

xxx602 Bilbao

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[Signature]



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

6. 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 sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Zohar Bilbao and Josefa Rodriguez Rodriguez Bilbao ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated November 8, 2019 and executed by Debtor in the Original Principal Amount of \$183,922.00. The current beneficiary of the Deed of Trust is CooperZadeh LLC, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated November 8, 2019, designating Brett M. Shanks as the Original Trustee and is recorded in the office of the County Clerk of LIBERTY County, Texas, under Instrument No. 2019031464, Of the Real Property Records of LIBERTY County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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

DATED 8-16-22



James W. King, Renee Roberts, Marc Henry, Edye Patterson, David Garvin, Richard E. Anderson, Ray Vela, Cesar DeLaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

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: September 06, 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 16th day of August, 2022

[Handwritten signature]

James W. King or Marc Henry or Edey 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 Alicia Ortega, or Leslie Galdamez, or Sean Jochnau, or Rinki Shah, or Theresa Phillips, or Sandra Benavides or David Cerda or Jose Martinez or Renaud Ba Or Ruby Ponce or Craig Weeden or Erica Feece, Trustee or Substitute Trustee
6101 Southwest Fwy., Suite 400, Houston, TX 77057

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AUG 16 2022
[Signature]

538 CO RD 2098
HARDIN, TX 77561

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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: September 06, 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 September 28, 2011 and recorded in Document CLERK'S FILE NO. 2011013244 real property records of LIBERTY County, Texas, with CRYSTAL ANN FOSTER-SMITH AND DESHUN JAY FOSTER-SMITH, grantor(s) and WALTER MORTGAGE COMPANY, LLC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CRYSTAL ANN FOSTER-SMITH AND DESHUN JAY FOSTER-SMITH, securing the payment of the indebtednesses in the original principal amount of \$54,500.00, 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, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



4757416

NTSS0000009525551

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 TOMMY JACKSON, KEATA SMITH, MARGIE ALLEN, KYLE BARCLAU OR STEHPANIE HERNANDEZ 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 Keata Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-16-22 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: Keata Smith

Date: 8-16-22

EXHIBIT "A"

A ONE ACRE TRACT OF LAND OUT OF AN 11 ACRE TRACT, AS DESCRIBED IN VOLUME NUMBER 725, AT PAGE 800, DEED RECORDS IN THE AMOS GREEN LEAGUE, ABSTRACT NUMBER 41, LIBERTY, COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

START AT A RAILROAD TIE FENCE CORNER, ON THE EAST LINE OF PAVED COUNTY ROAD NUMBER 2098 FOR THE SOUTHWEST CORNER OF THE SAID ELEVEN ACRES, THENCE, N 1 DEGREE 29' 00" W, 127.00 FEET, WITH THE SAID EAST LINE OF COUNTY ROAD NUMBER 2098 TO AN IRON PIN AT THE SOUTHWEST CORNER, AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND;

THENCE CONTINUE, N 1 DEGREES 29' 00" W, 51.00 FEET WITH THE SAID EAST LINE OF COUNTY ROAD NUMBER 2098, TO AN IRON PIN FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND;

THENCE, NO. 58 DEGREES 17' E. 304.50 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND.

THENCE, S 31 DEGRESS 43' 00" E. 223.73 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND.

THNCE, S 86 DEGREES 50' 10" 375.90 FEET TO THE POINT OF THE BEGINNING. CONTAINING 1.00 ACRE OF LAND MORE OR LESS.