

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: October 04, 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 October 07, 2017 and recorded in Document CLERK'S FILE NO. 2017019911 real property records of LIBERTY County, Texas, with JACKSON D. FOX AND HOLLIE FOX, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JACKSON D. FOX AND HOLLIE FOX, securing the payment of the indebtednesses in the original principal amount of \$160,480.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361

235 P  
SEP 12 2022  
COUNTY



**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 OIAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, KEATA SMITH AND STEPHANIE HERNANDEZ, KEVIN MCCARTHY OR BEATRICE CARRILLO whose address is c/o BARRETT 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 09/12/2022 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: Kevin McCarthy

Date: 09/12/2022

990 ROAD 3802  
CLEVELAND, TX 77328

0000008877581

0000008877581

LIBERTY

**EXHIBIT "A"**

LAND SITUATED IN THE CITY OF CLEVELAND IN THE COUNTY OF MONTGOMERY IN THE STATE OF TX

LOT 37 IN BLOCK 1 OF FIVE OAK ESTATES, AN ADDITION IN THE T.J. WILLIAMS SURVEY, A-404, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 154 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

COMMONLY KNOWN AS: 990 RD 3802, CLEVELAND, TX 77328

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

Date: October 04, 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 25, 2020 and recorded in Document INSTRUMENT NO. 2020034740 real property records of LIBERTY County, Texas, with BYRON DALE BROOKS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BYRON DALE BROOKS, securing the payment of the indebtednesses in the original principal amount of \$137,464.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452

235 P  
SEP 12 2022  
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**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, STEPHANIE HERNANDEZ, CAROLYN CICCIO MARGIE ALLEN, OR KYLE BARCLAY 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 09/12/2022 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: Kevin McCarthy

Date: 09/12/2022

1013 OAK DR  
LIBERTY, TX 77575

0000009551409

0000009551409

LIBERTY

**EXHIBIT "A"**

LOT NO. 33 OUT OF OAK FOREST ADDITION TO THE CITY OF LIBERTY, LIBERTY COUNTY, TEXAS, ACCORDING TO PLAT OF SAID ADDITION OF RECORD IN VOL. 2, PAGE 208 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN AND CONVEYED BY DEED DATED AUG. 11, 1955 FROM BUCHANAN & MORRISON, A PARTNERSHIP COMPOSED OF T. L. BUCHANAN AND J. E. MORRISON TO EUGENE F. GIBSON AND WIFE, KATHRYN T. GIBSON, RECORDED IN VOL. 426, PAGE 210, DEED RECORDS OF LIBERTY COUNTY, TEXAS.


## NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **CINDY E. RIVERA**, of Harris County, Texas, dated September 23, 2016, and duly recorded in the Clerks File Number 2016018004 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on ***Tuesday, October 4, 2022***, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

The SURFACE ESTATE ONLY in and to that certain 12.00 acre tract of land located in Liberty County, Texas and particularly described in "Exhibit A" attached hereto and made a part hereof for all purposes.

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

Executed the 8<sup>th</sup> day of September, 2022.

  
\_\_\_\_\_  
Jaime Carter  
Trustee

FILED  
at 3:30 P.M.

SEP 12 2022

REC'D - CLERK  
LIBERTY COUNTY  
SEP 12 2022  




ADDRESS OF TRUSTEE

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



EXHIBIT "A"  
LOT 13

FIELD NOTES OF A TRACT OF LAND CONTAINING 12.00 ACRES SITUATED IN THE CHARLES UNDERTON SURVEY, ABSTRACT 391, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN 241.91 ACRE TRACT OF LAND CONVEYED TO EAST LIBERTY FARMS, INC. RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2014005243 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 12.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE WEST LINE OF SAID 241.91 ACRES AND THE BEARINGS AND DISTANCES PER FILE NO.(S) 2014005243, OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY, WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL OF THIS TRACT.

COMMENCING at a sucker rod, found, in the south line of said Abstract 391, the north line of the P. P. Devers League, Abstract 22 and the north line of a 19.05 acre tract of land conveyed to Bill Daniel recorded by deed in Volume 609, Page 541 of the Deed Records of Liberty County, Texas, being the southeast corner of said 241.91 acres and the most southerly southeast corner of a 7.5438 acre tract of land conveyed to William S. and Laura V. Yarbrough (surveyed this date); **THENCE**, South 80°06'28" West, along the south line of said 241.91 acres and the south line of said Yarbrough 7.5438 acres, at a distance of 97.83 feet pass a 1/2" iron rod, found, at a fence corner, being the southwest corner of said Yarbrough 7.5438 acre tract, in all a total distance of 1453.72 feet to a 1/2" iron rod, set, being the "Point of Curve" in the east right-of-way of Farm-to-Market Highway 2830 (100' wide right-of-way), from which a 3/4" iron rod in the north line of said Abstract 22, being the southwest corner of said 241.910 acres, the southwest corner of said Abstract 391 and the southeast corner of the Alexander Taylor Survey, Abstract 362, Liberty, County, Texas bears S 80°06'28" W - 1240.69 feet; **THENCE**, Over and across said 241.910, along a curve to the left with the east right-of-way of said Highway 2830 having a radius of 1193.27 feet and an arc length of 182.22 feet with a chord bearing of N 66°09'05" W, a distance of 182.04 feet to a 1/2" iron rod, set, being the "Point of Tangent" in the east right-of-way of said Highway 2830; **THENCE**, North 70°31'31" West, over and across said 241.910 acres, along the east right-of-way of said Highway 2830, a distance of 527.21 feet to a 1/2" iron rod, set, being the "Point of Curve" in said east right-of-way; **THENCE**, Over and across said 241.910, along a curve to the right with the east right-of-way of said Highway 2830, having a radius of 1148.14 feet and an arc length of 368.11 feet with a chord bearing of N 61°20'25" W, a distance of 366.54 feet to a 1/2" iron rod, set, for the southwest corner and "Point of Beginning" of the herein described tract;

**THENCE**, Over and across said 241.910, along a curve to the right with the east right-of-way of said Highway 2830, having a radius of 1148.14 feet and an arc length of 368.11 feet with a chord bearing of N 42°58'13" W, a distance of 366.54 feet to a 1/2" iron rod, set, for the northwest corner of the herein described tract;

**THENCE**, North 82°04'16" East, over and across said 241.910 acres, a distance of 1825.81 feet to a 1/2" iron rod, set, in a fence line, the west line of said Yarbrough 7.5438 acres and for the northeast corner of the herein described tract;

**THENCE**, Over and across said 241.91 acres, along and with said fence line and the west line of said Yarbrough 7.5438 acres the following courses and distances:

South 40°57'37" East, a distance of 268.25 feet to a 1/2" iron rod, set;

South 51°25'29" East, a distance of 62.44 feet to a 1/2" iron rod, set, for the southeast corner of the herein described tract;

**THENCE**, South 81°07'18" West, over and across said 241.910 acres, a distance of 1804.81 feet to the "Point of Beginning" and containing 12.00 acres of land.

Job No. 2830\_LOT13  
Date: 09/19/16

## 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:** October 04, 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.

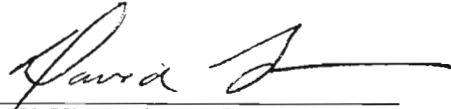
THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

950 A  
SEP 13 2022  
M

The Mortgagee, whose address is:

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

Dated this 13th day of September, 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 or Alicia Ortega, or Sean Jochnau, or  
Rinki Shah, or Theresa Phillips, or Sandra  
Benavides or David Cerda or Jose Martinez  
or Renaud Ba or Craig Weeden or David  
Garvin or Erica Feece  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

950 A  
SEP 13  
M

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

**Deed of Trust**

**Date:** December 30, 2019  
**Grantor(s):** Jason Murray Dickinson & Shaunna Lane Dickinson  
**Mortgagee:** Unit 2 Long Term Investors, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. 2020012083  
**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 345, Block 5, Unit 2 Cypress Lakes Subdivision, according to the plat thereof recorded in Volume 6, Page 108, of the Map and Plat Records of Liberty County, Texas. (more particularly described in the loan documents).

**Date of Sale:** October 04, 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**

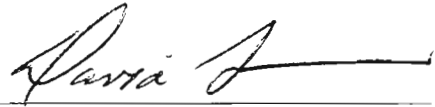
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

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The Mortgagee, whose address is:

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

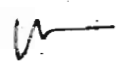
Dated this 13th day of September, 2022

A handwritten signature in black ink, appearing to read "David J. King", written over a horizontal line.

James W. King or Renee Roberts or Marc  
Henry or Edye Patterson or David Garvin  
or Joe Hinojosa or Susana Garcia, or Donna  
Brammer, or Katrina Rodriguez, or Cesar  
Acosta, or Christopher Apodaca, or or  
Alicia Ortega, 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

950 A

SEP 13



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: October 4, 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.

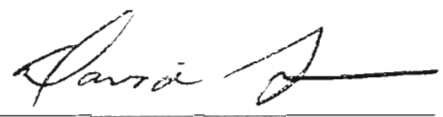
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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 9-13-22



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