



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: September 28, 2018

FILED
at 7:45 o'clock A.M.
OCT - 4 2018
MAYLETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Mary Williams* DEPUTY

DEED OF TRUST:

DATE: December 5, 2017
GRANTOR MARIA CONCEPCION BADILLO ZAPATA
TRUSTEE: DAVID B. SCHEFFLER
BENEFICIARY: THE 2525 BROTHER, LP D/B/A VENTURE HOMES
COUNTY WHERE PROPERTY IS LOCATED: Liberty
RECORDED IN: Document # 2018002451 of the Real Property Records of Liberty County, Texas.
PROPERTY: BEING LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK THREE (3) SECTION F OF WOODLANE SUBDIVISION ACCORDING TO THE PLAT OF RECORDS IN LIBERTY COUNTY, TEXAS.

NOTE:

DATE: December 5, 2017
AMOUNT: Eighty Four Thousand Nine Hundred Dollars and No Cents (\$ 84,900.00)
MAKER: MARIA CONCEPCION BADILLO ZAPATA
PAYEE: THE 2525 BROTHER, LP D/B/A VENTURE HOMES
HOLDER and BENEFICIARY: THE 2525 BROTHER, LP D/B/A VENTURE HOMES
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

SENDER OF NOTICE: DAVID B. SCHEFFLER
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

DATE OF SALE OF PROPERTY: Tuesday, NOVEMBER 6th, 2018

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.

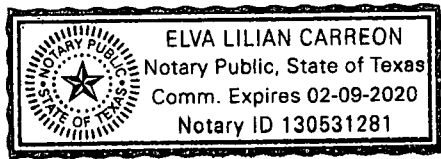
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above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

De R
DAVID B. SCHEFFLER

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared David B. Scheffler 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 September 28, 2018



[Signature]
NOTARY PUBLIC
STATE OF TEXAS

*Elva Carreon
02-09-20*

After recording return to:
DAVID B. SCHEFFLER
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Paulette Williams
Paulette Williams, County Clerk
Liberty County, Texas
October 04, 2018 07:53:04 AM
FEE: \$20.00 MCESSNA
NOT



2018021927

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Charlene A. Maddux and Linda C. Kurtz, are hereby notified that on Tuesday, November 6, 2018 between the hours of 10:00 a.m. and 1:00 p.m. at the Liberty County Courthouse, located at 1923 Sam Houston, in the city of Liberty, County of Liberty, State of Texas 77575 or wherever else designated by the Commissioner's Court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

Lot 28 in Block 1 of Woodway II Subdivision, an addition in the Joseph Dugat Survey, A-175, Liberty County, Texas, according to the map or plat thereof recorded in Volume 8, Page 217 and 219 of the Map Records of Liberty County, Texas, together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2008 MHDMAN00000379 FLEETWOOD HOMES OF TX INC [#12-1] Manufactured Home; Model: LAKE SPRING; Serial No.: TXFL812A/B00313LS11; Label/Seal No.: PFS1029620/1 which manufactured home has been placed on the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 76 County Road 430, Dayton, Texas 77535.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated June 9, 2010, in the original principal sum of \$88,067.48, executed by you as Makers to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated June 9, 2010. The Deed of Trust was executed by you as Grantors to Michael Gary Orlando as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Liberty County, Texas. Vanderbilt Mortgage and Finance, Inc. the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because both of you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through September 19, 2018 is \$78,189.72. Said balance continues to accrue interest per day after that date at \$16.27 per diem. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated August 29, 2018. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

at 11:04 ^{FILED} o'clock A M

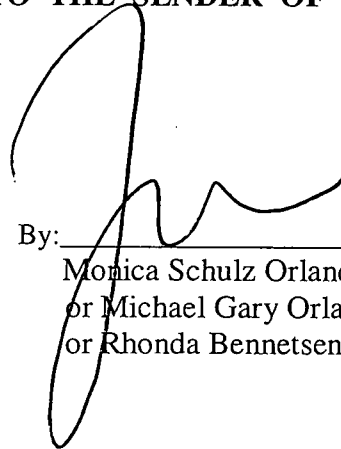
OCT - 2 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Christina Williams DEPUTY

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 440 Louisiana, Suite 1110, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 29th day of September, 2018

By: 

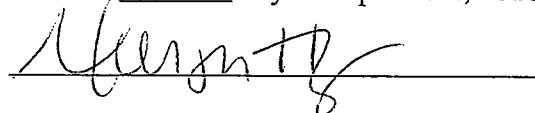
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

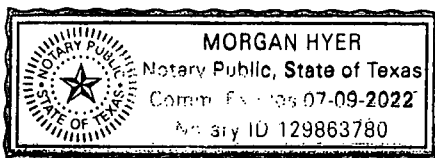
COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 29th day of September, 2018,

by Monica Schulz Orlando.



NOTARY PUBLIC In and For
The State of Texas



Printed Name: Morgan Hyer

My Commission Expires: 7/9/22

at 1:31 FILED o'clock, P M

OCT - 2 2018

Notice of Foreclosure Sale

PAULETTE WILLIAMS
CLERK LIBERTY COUNTY, TEXAS
BY *Paulette Williams* DEPUTY

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

Lot 60, Block 3 Southern Crossing, Section Five, Liberty County, Texas, a subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 201505658 and situated in the John Cole Survey, Abstract No. 158, Liberty County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2018011274 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: November 6, 2018

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 \$42,750.00.

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 trustee.

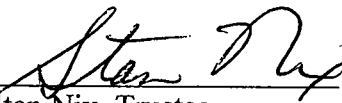
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$42,750.00, executed by Harry William Jacob Harrison and Betsy Johnson Gregg Forrest and payable to the order of SOUTHERN CROSSING FIVE, LLC Southern Crossing Five, 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, SOUTHERN CROSSING FIVE, LLC at 2607 Cardinal Lane, Humble, Texas 77396.

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

Dated: 10-2-18.


Stan Nix, Trustee
25560 Ramrock Dr.
Porter, Texas 77365
281-540-7636

~~Foreclosure Sale Deed~~

Notice of Foreclosure Sale

at 1:31 **FILED** o'clock P M

OCT - 2 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Christina Martin DEPUTY

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

Lot 1, Block 1, Section 2, White Oak Trails, Liberty County, Texas

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Clerk's File No. 2012005012, Liberty County 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: November 6, 2018

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 \$36,944.87.

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 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 indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$39,015.00 executed by James A. and Michele G. Weston and payable to the order of White Oak Trail, Ltd. White Oak Trail, Ltd 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, White Oak Trail, Ltd at 2607 Cardinal Lane, Humble, Texas 77396.

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

Dated: 10-2-18


Stan Nix, Trustee
25560 Ramrock Dr.
Porter, Texas 77365
281-540-7636