

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:

LOT 1, BLOCK 3, SECTION 2, REPLAT OF DAYTON CREEK SUBDIVISION, A SUBDIVISION OUT OF THE T.J. HAGGERTY SURVEY, ACCORDING TO MAP RECORDED IN VOLUME 8, PAGES 232-234, LIBERTY COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated September 15, 2017 and recorded on September 19, 2017 as Instrument Number 2017017396 in the real property records of LIBERTY County, Texas, which contains a power of sale.
- Sale Information: March 03, 2020, at 10:00 AM, or not later than three hours thereafter, at the front steps of the south side of the Liberty County Courthouse located at 1923 Sam Houston Street, Liberty, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by JAMES ALLAN MARTIN AND VICTORIA MARTIN secures the repayment of a Note dated September 15, 2017 in the amount of \$231,725.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

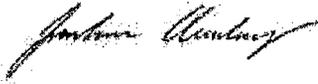
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED
at 8:30 o'clock A M

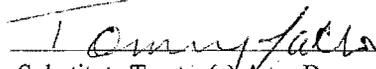
JAN 13 2020

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

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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s): Amy Bowman, Reid Ruple,
Kathleen Adkins, Evan Press, Stephanie Kohler, Cary
Corenblum, Luci Fuller, Mariel Marroquin, Kristopher
Holub, Catrena Ward, Julian Perrine, Kristie Alvarez,
Kinney Lester, Tommy Jackson, Ron Harmon, Vanessa
McHaney, Margie Allen, Kyle Barclay, Keata Smith
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 13 day of January, 2020 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIBERTY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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 OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Liberty County Texas Home Equity Security Instrument

Date of Security Instrument: April 27, 1998

Amount: \$55,976.45

Grantor(s): MICHAEL WILLIAMS AND LINDA WILLIAMS,
HUSBAND AND WIFE

Original Mortgagee: ASSOCIATES FINANCIAL SERVICES COMPANY OF
TEXAS, INC.

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A

Original Trustee: ROBERT F. FRAPPIER

Mortgage Servicer and Address: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

Recording Information: Recorded on 3/4/2004, as Instrument No. 2004003451 and a
Default Order was recorded on 11/07/2019 as Instrument No.
2019029845 to correct the vesting Liberty County, Texas

Legal Description: THE FOLLOWING DESCRIBED PROPERTY IN THE
COUNTY OF LIBERTY, STATE OF TEXAS, TO-WIT:
BEING LOT NO. SEVEN (7) IN BLOCK NO. THREE (3) OF
DAYTON HEIGHTS SUBDIVISION, A SUBDIVISION OF
LOT NO. FOUR (4) IN BLOCK NO. EIGHT (8) OF THE
TOWN OF DAYTON, IN LIBERTY COUNTY, TEXAS,
ACCORDING TO MAP OF SAID SUBDIVISION OF
RECORD IN VOLUME 2, PAGE 397 OF THE MAP
RECORDS OF LIBERTY COUNTY, TEXAS, TOGETHER
WITH ALL IMPROVEMENTS THEREON SITUATED;
BEING THE SAME LAND THAT WAS CONVEYED BY
CLAUDE BURRELL, JR., AND WIFE, BRENDA SUE
BURRELL TO NORMAN ROSS AND WIFE, NORMA
ROSS ON NOVEMBER 15, 1964, AND RECORDED IN
VOL. 561, PAGE 186 OF THE DEED RECORDS OF
LIBERTY COUNTY, TEXAS.

Date of Sale: 3/3/2020

Earliest Time Sale Will Begin: 10:00 AM

FILED FOR RECORD
at 2:05 o'clock P M

JAN 16 2020

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: *Paul A. Macias* DEPUTY

Place of Sale: The foreclosure sale will be conducted in the area designated by the Liberty County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.



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WHEREAS, an Default Order was entered on 12/3/2019, under Cause No. CV1914439, in the Liberty County, Texas Judicial District Court of Liberty County, Texas;

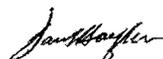
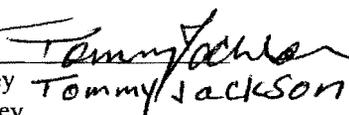
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 1/13/2020.

By:  
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550