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FEB 14 2019
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY [Signature] DEPUTY

Notice of Foreclosure Sale

Deed of Trust to Secure Assumption ("Deed of Trust"):

Dated: November 13, 2018

Grantor: Johnny Joseph Wesley Smith ("Borrower")

Trustee: Christina Varela

Lender: Jennifer Everett

Recorded in: Instrument Number 2019001665 of the real property records of Liberty County, Texas.

Legal Description: 11.9813 Acres situated in the Robert Whitlock Survey, Abstract 396, Liberty County Texas and being that same property fully described by metes and bounds in the Deed of Trust between Johnny Joseph Wesley Smith and Jennifer Michelle Smith recorded under Instrument Number 2019001665 of the Liberty County Official Public Records.

Secures: Assumption of note made payable to Guild Mortgage in the original principal amount of \$257,050.00, executed by Jennifer Smith and Johnny Joseph Wesley Smith and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, April 2, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: South Side steps of the Liberty County Courthouse
1923 Sam Houston, Liberty, Texas 77575

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Jennifer Everett's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Jennifer Everett, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Jennifer Everett passes the Foreclosure Sale, 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.

The Foreclosure 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 Foreclosure 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 by Jennifer Everett. 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 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, 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 Trustee.

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.

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