

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** November 6, 2018

**NOTE:** described as follows:

Date: September 27, 2017

Maker: Jose Omar Delgado Victorio and his wife, Jessica Maria Delgado

Payee: Success Mortgage Corporation  
Original Principal Amount: \$175,297.00

at 11:18 **FILED** o'clock A M

**NOV 13 2018**

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

**DEED OF TRUST:** described as follows:

Date: September 27, 2017

Grantor: Jose Omar Delgado Victorio and his wife, Jessica Maria Delgado

Trustee: Michael H. Patterson

Beneficiary: Success Mortgage Corporation

Recorded: filed for record on October 3, 2017 in the Real Property Records of Liberty County, Texas under Instrument No. 2017018781.

**LENDER:** COOPERZADEH, LLC, a Texas limited liability company, through an Assignment of Deed of Trust dated July 20, 2018 from Colcam, LLC, as Assignor, and filed of record on August 7, 2018 with the Deed Records of Liberty County, Texas under Instrument No. 2018017135.

**BORROWER:** Jose Omar Delgado Victorio and his wife, Jessica Maria Delgado

**PROPERTY:** The real property described as follows:

**Lot 806 Block 22 of Grand San Jacinto, Section 3, a subdivision in Liberty County, Texas, according to the Map or Plat thereof recorded in Instrument File No. 2014003954 of the Plat Records of Liberty County, Texas, together with Plat Correction, recorded in cc#20160211284 of the Real Property Records of Liberty County, Texas (hereinafter called the "Property"), together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.**

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

December 4, 2018, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

At the front steps of the Courthouse, on the South Side, with an address of 1923 Sam Houston, Liberty, Liberty County, Texas, or if such area is no longer designated as the place for

foreclosures, at the area most recently so designated by the Liberty County Commissioner's Court.

**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 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.**


**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

EXECUTED as of November 13, 2018.

  
C. Bruce Stratton, Substitute Trustee

**ACKNOWLEDGEMENT**

STATE OF TEXAS

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COUNTY OF LIBERTY

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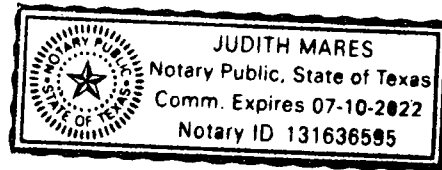
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This instrument was acknowledged before me on November 13, 2018 by C. Bruce Stratton. The acknowledging person personally appeared by:

physically appearing before me.

appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

Judith Mares  
Notary Public – State of Texas



at 1:45 FILED o'clock P M

NOV 13 2018

C&S No. 44-18-2858 / FHA / Yes / FILE NOS  
LoanCare, LLC

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

## NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: September 16, 2016

Grantor(s): Fernando Tello and Brianda Guerrero, husband and wife

Original Trustee: Thomas E. Black, Jr.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Loan Simple, Inc., its successors and assigns

Recording Information: Clerk's File No. 2016016487, in the Official Public Records of LIBERTY County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

### Legal Description:

LOTS 93 AND 94, OF AARONDALE ESTATES, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 1, OF THE MAP AND/OR PLAT RECORDS OF LIBERTY COUNTY, TEXAS.

Date of Sale: 12/04/2018 Earliest Time Sale Will Begin: 10:00 AM

## APPOINTMENT OF SUBSTITUTE TRUSTEE

**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.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Tommy Jackson as Substitute Trustee, Ron Harmon as Successor Substitute Trustee, Margie Allen as Successor Substitute Trustee, Kyle Barclay as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Kathleen Adkins as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kim Hinshaw as Successor Substitute Trustee, Renee Thomas as Successor Substitute Trustee, Tiffany Beggs as Successor Substitute Trustee, Cindy Dennen as Successor Substitute Trustee, Dana Dennen as Successor Substitute Trustee, Kinney Lester as Successor Substitute Trustee, Wes Wheat as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee**

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 stated above, or within three (3) hours after that time. If the sale is



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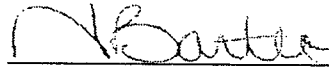
set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Place of Sale of Property: 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 the foreclosure 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.

Executed on this the 8th day of November, 2018.

**For Information:**

"Auction.com  
1 Mauchly  
Irvine, CA 92618



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Nicole M. Barte, Attorney at Law  
Codilis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: Tommy Jackson

Printed Name: Tommy Jackson

C&S No. 44-18-2858 / FHA / Yes  
LoanCare, LLC

**Notice of Trustee's Sale**

**Date:** November 8, 2018

**Substitute Trustee:** James W. King or Patricia Bureson or Marc Henry  
or Edye Patterson

**Substitute Trustee's Address:** P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** Texas Rural Capital Corporation by Transfer from Texas Mortgage Capital Corporation, a  
Texas corporation

**Mortgagee's Address:**

P. O. Box 592433  
San Antonio, TX 78259  
Bexar County

FILED  
at 8:20 o'clock A M

**Mortgage Servicer:** SecureNet Loan Services, LLC

**Mortgage Servicer's Address:** P. O. Box 15826  
San Antonio, Texas 78212

NOV 13 2018  
PAULETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Adnan Driver DEPUTY

**Note:** Note dated July 7, 2017 in the amount of \$44,707.60

**Deed of Trust**

**Date:** July 7, 2017

**Grantor:** Robert Dale Stoddard

**Mortgagee:** Texas Mortgage Capital Corporation, a Texas corporation

**Recording information:** Document Number #2017013368, Official Public Records of  
Liberty County, Texas.

**Property:**

Lot 1 in Block 1 of Lakeview Subdivision, an addition in the W. D. Smith Survey, A 106, Liberty  
County, Texas, according to the map or plat thereof recorded in Volume 8, Page 238 of the Map  
Records of Liberty County, Texas.

**County:** Liberty County

**Date of Sale (first Tuesday of month):** December 4, 2018

**Time of Sale:** 10:00 a.m. - 1:00 p. m.

**Place of Sale:** Area of Liberty County Courthouse as designated by the Liberty County Commissioner's  
Court

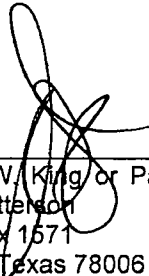
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE  
UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY,

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.

Mortgage Servicer has appointed James W. King or Patricia Burleson or Marc Henry or Edye Patterson as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



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James W. King or Patricia Burleson or Marc Henry or  
Edye Patterson  
P. O. Box 1571  
Boerne, Texas 78006

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

**Deed of Trust**

**Date:** May 9, 2014  
**Grantor(s):** Stephen M. Cave and Amanda K. Mathews  
**Mortgagee:** Capital Wiz, LP, a Texas Limited Partnership  
**Recorded in:** Clerk's File No. 2014014476  
**Property County:** Liberty County

**Legal Description:** All that certain tract or land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Lot 7 of Wildewood Subdivision, Section 1, an addition in the Robert Wiseman Survey, A-122 Liberty County, Texas, according to the map or plat thereof recorded in Volume 5, Page 55, of the map records of Liberty County, Texas (more particularly described in the loan documents).

**Date of Sale:** December 4, 2018

**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.

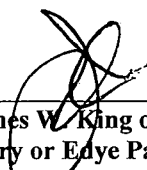
The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**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.**

The Mortgagee, whose address is:  
Capital Wiz, LP, a Texas Limited Partnership  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 13th day of November, 2018

  
\_\_\_\_\_  
James W. King or Patricia Burleson or Mark  
Henry or Edye Patterson or Jose Martinez or  
David Cerda or Luis Esqueda  
Substitute Trustee  
6101 Southwest Fwy., Suite 400, Houston, TX 77057

FILED  
at 8:20 o'clock A M

NOV 13 2018

PAULETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Adnan Durr DEPUTY