

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: LOT 20 OF SPUR FOREST SUBDIVISION, SECTION III, AN ADDITION IN THE RICHARD GREEN SURVEY, A-197, LIBERTY COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 208 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

FILED at 1:00 o'clock P M

NOV 29 2018

THE REAL PROPERTY INCLUDES THE FOLLOWING MANUFACTURED HOME MAKE: CAVALIER MODEL: LX05B6016 YEAR: 2003 SERIAL NO. TC03TX0107356A LENGTH AND WIDTH: 15.5FT X 76.5F SERIAL NO. TX03TX0107356B LENGTH AND WIDTH: 15.5FT X 76.5FT

PAULETTE WILLIAMS COUNTY CLERK LIBERTY COUNTY, TEXAS BY [Signature] DEPUTY

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 0. 31/2017 and recorded in Document 2017011259 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: 01/02/2019 Time: 10:00 AM Place: Liberty County Courthouse, Texas at the following location: SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AS THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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.

5. Obligations Secured. The Deed of Trust executed by GALEN NELSON AND DIANA NELSON, provides that it secures the payment of the indebtedness in the original principal amount of \$106,114.00, and obligations therein described including, but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. First Guaranty Mortgage Corporation is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is First Guaranty Mortgage Corporation c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

[Signature] Mackie Wolf Zientz & Mann, P.C. Brandon Wolf, Attorney at Law L. Keller Mackie, Attorney at Law Lori Liane Long, Attorney at Law Chelsea Schneider, Attorney at Law Ester Gonzales, Attorney at Law Parkway Office Center, Suite 900 14160 North Dallas Parkway Dallas, TX 75254

[Signature] TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY c/o AVT Title Services, LLC 1101 Ridge Rd. Suite 222 Rockwall, TX 75087

Certificate of Posting I, [Signature] whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 11-29-18 I filed this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.

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: January 02, 2019

Time: The sale will begin at 10:00AM 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.

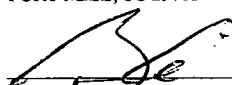
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 17, 2004 and recorded in Document CLERK'S FILE NO. 2004004375 real property records of LIBERTY County, Texas, with LARRY MUNDAY AND MARGARET K MUNDAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LARRY MUNDAY AND MARGARET K MUNDAY, securing the payment of the indebtednesses in the original principal amount of \$125,098.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715


AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, JULIAN PERRINE, KIM HINSHAW, TOMMY JACKSON, RON HARMON, KINNEY LESTER, WAYNE WHEAT, DANA DENNAN, CINDY DENNAN, BENJAMIN GRIESINGER, STEPHANIE KOHLER, IAN MOSER, CATRENA WARD OR MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is GILBERT ARSIAGA, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Declarant's Name: GILBERT ARSIAGA
Date: 11/27/18

FILED
at 10:09 o'clock A M

NOV 27 2018

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



EXHIBIT "A"

LOT 224 OF SOUTHERN CROSSING SUBDIVISION, SECTION IV, AN ADDITION IN THE JOHN COLE SURVEY, A-158, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 13 AND RE-PLAT IN VOLUME 10, PAGE 14 BOTH OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.



NOS0000007780190

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 OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated November 25, 2009, executed by **LESLIE B. ROWELL, ET UX.** ("Mortgagor") to Chris Peirson, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) solely as Nominee for Lender, **COUNTRYPLACE MORTGAGE, LTD** ("Mortgagee"), filed for record under Instrument No. 2009020089, Official Public Records of Liberty County, Texas, and modified by that certain Loan Modification Agreement dated January 8, 2010, filed for record under Instrument No. 2010000723, Official Public Records of Liberty County, Texas, and further modified by that certain FHA Home Affordable Modification Agreement dated October 31, 2014, filed for record under Instrument No. 2014017560, Official Public Records of Liberty County, Texas, and assigned to **COUNTRYPLACE MORTGAGE, LTD**, by that certain Assignment of Deed of Trust dated November 15, 2018, filed for record under Instrument No. 2018024915, Official Public Records of Liberty County, Texas, and amended and replaced by that certain Amended Assignment of Deed of Trust dated November 19, 2018, filed for record under Instrument No. 2018025031, Official Public Records of Liberty County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Kinney Lester, Wayne Wheat, Dana Dennon, Cindy Dennon, Benjamin Griesinger, Stephanie Kohler, Ian Moser, or Catrena Ward, whose business address is 1 Mauchly, Irvine, CA 92618, 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 covenants of the Deed of Trust, to sell on **Wednesday, January 2, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Liberty County Courthouse at the place designated by the Commissioner's Court for such sales in Liberty County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property.

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.

EXECUTED this 20th day of November, 2018.

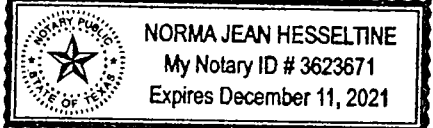
FILED
at 11:40 o'clock A.M

NOV 27 2018
PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Maury Lesana DEPUTY

K. CLIFFORD LITTLEFIELD
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 20th day of November, 2018, to certify which witness my hand and official seal.



Maury Lesana
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

LOTS TWO HUNDRED TWENTY-NINE (229) AND TWO HUNDRED THIRTY (230), SOUTHERN CROSSING, SECTION FOUR (4), AN ADDITION IN THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 13 AND RE-PLAT IN VOLUME 10, PAGE 14, BOTH OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401