

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Information:**

Date: December 10, 2015  
Grantors: Dustin Ray Martin, a married person, as borrower  
Heather Renea Martin  
Current Beneficiary: VANDERBILT MORTGAGE AND FINANCE, INC.  
500 Alcoa Trail, Maryville, TN 37804  
Recording Information: Recorded on December 23, 2015, Document No. 2015023375, in the official public records of Liberty County, State of Texas.

**Legal Description** Lot 14 in Block 13 of West Woodland Hills, IV Subdivision, an addition in the Reason Green Survey, A-43, Liberty County, Texas, according to the map or plat thereof recorded in Volume 9, Page 101 of the Map Records of Liberty County, Texas; Together with the 2016 Southern Energy Manufactured Home, Model Number 45TFC32563CH16, Serial Number SFW017806TXAB;

**Substitute Trustees:** Michael J. Craddock  
Ramona Craddock  
Craddock Davis & Krause LLP  
3100 Monticello Ave., Suite 550  
Dallas, TX 75205

10:20 A

Adrian Driver

**Date, Place and Time of Trustee's Sale of Property**


**January 6, 2023, the first Tuesday of the month,** at the Liberty County Courthouse, Liberty, Texas. The Liberty County Courthouse is located at 1923 Sam Houston, Liberty Texas.

Time of Sale: The sale will begin no earlier than 1:00 p.m. and will begin within three hours of that time, no later than 4:00 p.m..  
Place of Sale: The sale will take place at the front steps on the south side of the Liberty County Courthouse or as designated by the Commissioners Court of Liberty County, Texas, pursuant to Texas Property Code 51.002.

**Recitals:** Grantors previously conveyed the property (the real property and improvements herein) to secure payment of a certain promissory note dated December 10, 2015 in the original principal amount of \$148,810.00 as set forth in the above-described Deed of Trust; Current Beneficiary is the legal owner and holder of said note; Beneficiary has declared a default in the payment of the installments as required by that note and it has been reported that such default has not been cured; the Beneficiary accelerated the maturity date of the note and declared all the sums secured by such Deed of Trust to be immediately due and payable; and

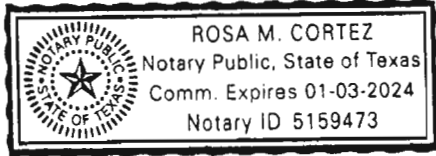
Beneficiary removed the trustee originally named in the Deed of Trust and previously appointed substitute trustees, Michael J. Craddock or Ramona H. Craddock and requested any one of them to act as substitute trustee to sell the property and satisfy the indebtedness; The undersigned Trustee has been requested to provide these notices on behalf of the Beneficiary;

- \* Beneficiary has accelerated the maturity of the note and ordered all sums secured by the Deed of Trust to be immediately due and pay.
- \* Michael J. Craddock or Ramona H. Craddock, as Substitute Trustees, will sell the property on the date and at the place and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
- \* The property will be sold to the highest bidder for cash.
- \* This sale shall be subject to any legal impediments, or prior sale of the property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent still in effect.
- \* No warranties, express or implied, including, but not limited to merchantability, fitness for a particular purpose, shall be conveyed at sale except Grantors' specific authority in Deed of Trust. The property is offered **as is** and no representations are made concerning the quality or nature of title to be acquired. Purchaser is to receive whatever Grantors and assigns have subject to the liens and security interest that may survive the sale. Interested parties are encouraged to consult counsel of their choice prior to participating in the sale.
- \* Written notice is being given at least 21 days proceeding the date of such sale by certified and regular mail to each obligor on the note and indebtedness secured by the Deed of Trust.

  
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Michael J. Craddock  
Substitute Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

The foregoing Notice of Substitute Trustee Sale was acknowledged before me by the said Michael Craddock on this the 27<sup>th</sup> day of October, 2022, to certify which witness my signature and seal of office.



[SEAL]

Rosa M. Cortez  
Notary Public, State of Texas

My Commission Expires:  
01/03/2024

When filed please return to:

Michael J. Craddock  
Craddock Davis & Krause, LLP  
3100 Monticello Avenue, Suite 550  
Dallas, Texas 75205-3466