

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

**Deed of Trust, Security Agreement and Assignment of Leases and Rents**

**Date** June 23, 2020  
**Grantor(s):** Sandra Davila  
**Original Payee:** Richland Acquisitions, LLC  
**Deed of Trust:** Executed June 23, 2020, recorded in the public records of Liberty County, Texas, in or under File No. 2020018342  
**Current Mortgagee:** 2020 Homes and Land, LLC, a Delaware Limited Liability Company  
**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 Lots 9 and 10 of the Rivercrest Park Subdivision of a part of the William Wills Survey, in Liberty County, Texas, according to plat of said subdivision of record in Volume 5, Page 3 of the Map Records of Liberty County, Texas. (more particularly described in the Loan Documents).

**Date of Sale:** February 02, 2021  
**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 or as further designated by the County Commissioner.

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:  
2020 Homes and Land, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 12th day of January 2021

  
James W. King, or Patricia Burleson, or Marc Henry, or Edye Patterson or Jose Martinez or David Cerda or Luis Esqueda or Lucia Mendez  
**Trustee or Substitute Trustee**  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED  
at 12:25 clock P M

**JAN 12 2021**

LEE H. CHAMBERS  
COUNTY CLERK LIBERTY COUNTY, TEXAS  
BY Adnan Driver DEPUTY

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

**Deed of Trust**

**Date:** February 28, 2020  
**Grantor(s):** Alton Emmitte Robertson, Jr.  
**Mortgagee:** Unit 1 Long Term Investors, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. 2020032839  
**Property County:** Liberty County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as Lot 360, Block 6, Unit 2 Cypress Lakes Subdivision, according to the plat thereof recorded in Volume 6, Page 108, of the Map and Plat Records of Liberty County, Texas, (more particularly described in the loan documents).

**Date of Sale:** February 02, 2021

**Earliest Time Sale will Begin:** 10:00 AM

**Place of Sale of Property:** Designated area set by the Commissioner's Court of Liberty County, Texas, being the Liberty County Courthouse; or as further designated by the County Commissioner.

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:

Unit 1 Long Term Investors, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 12th day of January, 2021

  
\_\_\_\_\_  
James W. King or Patricia Burleson or  
Mar. Henry or Edye Patterson or  
Jose Martinez, **Trustee or Substitute  
Trustee**  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED  
at 12:30 o'clock P M

JAN 12 2021

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Adrian Diver DEPUTY

## Notice of [Substitute] Trustee 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:** 03/02/2021

**Time:** The sale will begin at 11:00 AM or not later than three hours after that time

**Place:** Liberty County, Texas at the following location: **SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON-ON THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 47 PIN OAK RD, CLEVELAND, TX 77327

**2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/05/2005 and recorded 01/13/2005 in Document 2005000676, real property records of Liberty County, Texas, with **Jason C Bush, a Single Person** grantor(s) and America's Wholesale Lender A Corporation as Lender, U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle National Bank, as Trustee for C-BASS 2006-CB7 Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-CB7 as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Jason C Bush, a Single Person**, securing the payment of the indebtedness in the original principal amount of **\$22,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle National Bank, as Trustee for C-BASS 2006-CB7 Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-CB7** is the current mortgagee of the note and deed of trust or contract lien.

at 12.05 FILED P  
o'clock \_\_\_\_\_ M

JAN 21 2021  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY [Signature] DEPUTY

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### **Notice of [Substitute] Trustee Sale**

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**Lots 25 and 26 of Pin Oak Land Co., an addition in the T.J. Williams Survey, A - 404, and in the Martin Lawrence Survey A - 306, Liberty County, Texas, according to the map or plat thereof recorded in Volume 9, page 180 fo the Map Records of Liberty County, Texas.**

**8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation**

**1 Mortgage Way  
Mt. Laurel, NJ 08054**

**Phone: 877-744-2506**

### Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** If the sale is 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.

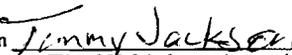
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date:** January 20, 2021

  
Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

Certificate of Posting  
I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1-21-21 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.