

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: March 05, 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 June 15, 2007 and recorded in Document CLERK'S FILE NO. 2007008491 real property records of LIBERTY County, Texas, with KIMBERLEY J MCCARTY AND CHRIS JENSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KIMBERLEY J MCCARTY AND CHRIS JENSON, securing the payment of the indebtednesses in the original principal amount of \$189,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-13 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE MAILSTOP 015  
GREENVILLE, SC 29601

  
AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM,  
LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE  
ALVAREZ, KINNEY LESTER, TOMMY JACKSON, RON HARMON 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

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 1/31/19 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: 1/31/19

at 8:10 FILED o'clock A M

JAN 31 2019

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





LOT FOURTEEN (14), IN BLOCK ONE (1), OF KIRBY WOODS SUBDIVISION, SECTION 1, AN ADDITION IN THE JAMES MCCOY SURVEY, A-310, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 139, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.



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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

at 12:34 FILED  
to'clock P M

**Liberty County Texas Home Equity Security Instrument**

**JAN 31 2019**

LEE H. CHAMBERS  
COUNTY CLERK LIBERTY COUNTY, TEXAS  
BY David Travis DEPUTY

Date of Security Instrument: January 12, 2010

Amount: \$25,457.03

Grantor(s): DORIS E. AMANS, AKA DORIS EUGENE AMANS, AKA DORIS GRANT AMANS, A SINGLE WOMAN JANALYN FINNEY HALLMARK, A SINGLE WOMAN

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A

Original Trustee: A VINES

Mortgage Servicer and Address: CARRINGTON MORTGAGE SERVICES, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, California 92806

Recording Information: Recorded on 2/9/2010, as Instrument No. 2010001958 Liberty County, Texas

Legal Description: LOT TWENTY-SIX (26) AND TWENTY-SEVEN (27), IN SECTION TWO (2), OF THE SAM HOUSTON LAKES ESTATES, A SUBDIVISION IN PART OF THE MANUEL DE LOS SANTOS COY FOUR LEAGUE GRANT, ABSTRACT 16, IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 6, PAGE 39 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Date of Sale: 3/5/2019

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: 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 foreclosures 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.



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WHEREAS, an Default Order was entered on 8/24/2018, under Cause No. CV1813256, in the 75th Judicial District Court of Liberty County, Texas;

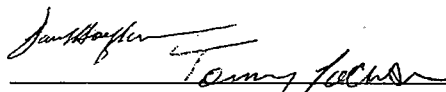
The undersigned has been appointed as Substitute Trustee(s), each empowered to act independently, in the place of said Original Trustee, upon the contingency and in the manner authorized by said Texas Home Equity Security Instrument.

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 state above or within three (3) hours after that time.

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NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

EXECUTED in multiple originals on 1/24/2019.

  
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Tommy Jackson, Ron Harmon, Margie Allen, Kyle  
Barclay, Paul A. Hoefker, Robert L. Negrin  
Substitute Trustee(s) c/o Aldridge Pite, LLP, 4375  
Jutland Drive, Suite 200, P.O. Box 17935, San  
Diego, CA 92177-0935  
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550