

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/5/2015

Grantor(s)/Mortgagor(s):
EDWARD WILLIAM LAVALLEY JR,
UNMARRIED

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR AMERICAN ADVISORS GROUP, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
AMERICAN ADVISORS GROUP

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2015004135

Property County:
LIBERTY

FILED
at 12:10 o'clock P M

FEB 21 2019

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

Mortgage Servicer:
Celink is representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3900 Capital City Blvd.,
Lansing, MI 48906

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 4/2/2019

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Tommy Jackson
Tommy Jackson, Ziffany Beggs, Ron Harmon or
Carolyn Ciccio
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-68138-RM
Loan Type: FHA

LEGAL DESCRIPTION

LOT NO, ELEVEN (11), BLOCK ONE (1), OF "WOODWA.Y," A SUBDIVISION IN THE JOSEPH DUGAT SURVEY, ABSTRACT NO. 175, LIBERTY COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 8, PAGE 205, OF THE HAP RECORDS OF LIBERTY COUNTY, TEXAS.

BEING THE SAME PROPERTY CONVEYED TO EDWARD WILLIAM LAVALLEY, JR. BY DEED FROM PATRICIA PORTER LAVALLEY RECORDED 02/13/1987 IN DEED BOOK 1168 PAGE 128, IN THE REGISTER'S OFFICE OF LIBERTY COUNTY, TEXAS.

at 9:30 FILED a o'clock M

FEB 21 2019

NOTICE OF TRUSTEE'S SALE

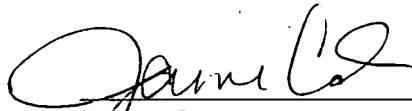
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *[Signature]* DEPUTY

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **FRANCISCO J. LOPEZ** and **ANA Y. LOPEZ** of Liberty County, Texas, dated January 22, 2015 and duly recorded in Clerks File Number 2015001969, of the Official Public Records of Liberty County, Texas, I will, as Trustee 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 payment thereof, sell on **Tuesday, April 2, 2019**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

THE SURFACE ESTATE ONLY in and to Reserve A, Block One (1) of Woodway Sec II Subdivision, a subdivision location in the Joseph Dugat Survey, Abstract 175, Liberty County, Texas according to the map or plat thereof recorded in Volume 8, Page 217, of the Map Records of Liberty County, Texas.

THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

Executed the 20th day of February 2019.



Jaime Carter
Trustee

ADDRESS AND TELEPHONE NUMBER
OF TRUSTEE

Jaime Carter & Associates
Jaime Carter
312 Main
Liberty, Texas 77575
936-336-5776