

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: April 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.

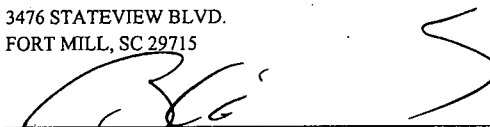
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 08, 2017 and recorded in Document INSTRUMENT NO. 2017023245 real property records of LIBERTY County, Texas, with RHONDA LAFOND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RHONDA LAFOND, securing the payment of the indebtednesses in the original principal amount of \$67,000.00, 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, 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 2/28/19 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: 2/28/19

Certificate of Posting

at 12:34 FILED
o'clock P M

FEB 28 2019

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



0000008201410

LIBERTY

EXHIBIT A

LOT 1 AND 2, BLOCK 26, NOBLE-GARVEY SUBDIVISION, AN ADDITION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 63, MAP AND/OR PLAT RECORDS, LIBERTY COUNTY, TEXAS.



NOS0000008201410

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/8/2011

Grantor(s)/Mortgagor(s):
ROBERT T. ALDRICH, ALSO KNOWN AS
TRAVIS ALDRICH, AND SPOUSE AND
BRITTANY R. ALDRICH.

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

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

at 12:35 FILED P
o'clock M

FEB 28 2019

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2011002441

Property County:
LIBERTY

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

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: SEE 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, Tiffany 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-19-70694-POS
Loan Type: Conventional Residential

EXHIBIT "A"

Legal Description: 5.0000 Acre Tract or Parcel of Land
I.G. & N. Survey No. 6, Abstract No. 293
Liberty County, Texas

BEING a 5.0000 acre tract or parcel of land situated in the I.G. & N. Survey No. 6, Abstract No. 293, Liberty County, Texas and being out of and part of that certain called 200 acre tract of land as described in a "Correction Warranty Deed" from Nancy Carolyn Nolte Moorhead and Lucy Kay Nolte Abernathy, as Independent Co-Executors of the Estate of John F. Nolte to Lucy Kay Abernathy, Nancy Carolyn Nolte Moorhead, John F. Nolte, II and Collier Nolte as recorded in Clerk's File No. 2003013589, Official Public Records, Liberty County, Texas, and also being out of and part of that certain called 7.09 acre tract of land as described in a "Warranty Deed" from Nancy Carolyn Nolte Moorhead, Lucy Kay Nolte Abernathy, Collier L. Nolte, John F. Nolte, II and Marlene Nolte to Robert Cecil Aldrich, also known as R.C. Aldrich, and wife, Loretta Aldrich as recorded in Clerk's File No. 2009007635, Official Public Records, Liberty County, Texas, and being out of and part of that certain called 80 acre tract of land decreed to Myrtle F. Nolte in a judgment of partition in Cause No. 11506, styled Charles S. Nolte et al vs. E. S. Nolte, in the District Court of Jefferson County, Texas, recorded in Volume 158, Page 262, Deed Records, Jefferson County, Texas, the same being that certain called 80 acre tract as described in a "Special Warranty Deed" from the Estate of James Franklin Aldrich, Deceased, to Robert Cecil Aldrich as recorded in Clerk's File No. 9633670, Official Public Records of Real Property, Jefferson County, Texas, and also being out of and part of that certain called 80 acre tract of land, save and except a 0.6566 acre tract, as described in a "Correction Deed" from Robert Cecil Aldrich, also known as R.C. Aldrich, and wife, Loretta Aldrich to Robert W. Aldrich as recorded in Clerk's File No. 2009000685, Official Public Records, Liberty County, Texas, said 5.0000 acre tract being more particularly described as follows:

NOTE: All bearings are based on the East line of that certain called 161.38 acre tract, identified as FIRST TRACT, as recorded in Volume 949, Page 116, Deed Records, Liberty County, Texas as NORTH 00°31'40" EAST. All set 5/8" iron rods set with a cap stamped "M.W. Whiteley & Associates".

BEGINNING at a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" found for the Southwest corner of the said Robert W. Aldrich tract and the Northwest corner of that certain called 200 acre tract of land as described in a "Correction Warranty Deed" from Nancy Carolyn Nolte Moorhead and Lucy Kay Nolte Abernathy, as Independent Co-Executors of the Estate of John F. Nolte to Lucy Kay Abernathy, Nancy Carolyn Nolte Moorhead, John F. Nolte, II and Collier Nolte as recorded in Clerk's File No. 2003013589, Official Public Records, Liberty County, Texas, the same being the Northwest corner of that certain called 7.09 acre tract of land as described in a "Warranty Deed" from Nancy Carolyn Nolte Moorhead, Lucy Kay Nolte Abernathy, Collier L. Nolte, John F. Nolte, II and Marlene Nolte to Robert Cecil Aldrich, also known as R.C. Aldrich, and wife, Loretta Aldrich as recorded in Clerk's File No. 2009007635, Official Public Records, Liberty County, Texas and said corner being in the common line between the said I.G. & N. Survey No. 6 and the J. H. Barnes Survey, Abstract No. 781, Liberty County, Texas;

THENCE NORTH 00°31'40" EAST, for the common line between the said I.G. & N. Survey No. 6 and the J. H. Barnes Survey, passing at a distance of 396.41 feet a 2" iron pipe found for the Northeast corner of the said J.H. Barnes Survey and the Southeast corner of the Armstead Lowery Survey, Abstract No. 699, Liberty County, Texas, the same being the Southeast corner of that certain called 161.38 acre tract, identified as FIRST TRACT, as described in a "Warranty Deed with Vendor's Lien" from Ritter Brothers, a partnership composed of J.D. Ritter and Hilary Ritter, and J.D. Ritter and Hilary Ritter, Individually to Broussard Farm, Inc. as recorded in Volume 949, Page 116, Deed Records, Liberty County, Texas and continuing for the boundary between the tract herein described and the said 161.38 acre Broussard Farm, Inc. tract, the same being the common line between the said I.G. & N. Survey No. 6, Abstract No. 293 and the Armstead Lowery Survey, for a total distance of 485.41 feet to a 5/8" iron rod set for corner;

THENCE SOUTH 89°28'20" EAST, over and across the said Robert W. Aldrich tract, for a distance of 240.00 feet to a 5/8" iron rod set for corner;

THENCE SOUTH 00°31'40" WEST, continuing over and across the said Robert W. Aldrich tract, for a distance of 488.18 feet to a point for corner, said corner being in the common line between the said Robert W. Aldrich tract and the said 7.09 acre Robert C. Aldrich tract;

THENCE SOUTH 00°31'40" WEST, over and across the said 7.09 acre Robert C. Aldrich tract, for a distance of 397.34 feet to a 5/8" iron rod set for corner, said corner being in the North right-of-way line of F.M. Highway No. 1009 (based on a width-of 80 feet);

THENCE SOUTH 80°09'06" WEST, along and with the North right-of-way line of F.M. Highway No. 1009 and the South line of the said 7.09 acre Robert C. Aldrich tract, for a distance of 243.99 feet to a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" found for corner, said corner being the Southwest corner of the said 7.09 acre and said corner being in the common line between the said I.G. & N. Survey No. 6 and the J. H. Barnes Survey and being in the West line of the said 200 acre Lucy Kay Abernathy, et al. tract;

THENCE NORTH 00°31'40" EAST, for the boundary between the said I.G. & N. Survey No. 6 and the J. H. Barnes Survey, the same being the West line of the said 200 acre Lucy Kay Abernathy, et al. tract and the West line of the said 7.09 acre Robert C. Aldrich tract, for a distance of 444.06 feet to the **POINT OF BEGINNING** and containing 5.0000 Acres, more or less.