

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 26, 2020 and recorded under Clerk's File No. 2020009464, in the real property records of LIBERTY County Texas, with Linda Albrecht and Denise Rindhage, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Movement Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Linda Albrecht and Denise Rindhage, wife and husband securing payment of the indebtedness in the original principal amount of \$157,102.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Linda Albrecht. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. RightPath is acting as the Mortgage Servicer for the Mortgagee. RightPath, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

BEING A 3.011 ACRE TRACT OF LAND SITUATED IN THE J.F. DERUMAYOR SURVEY, ABSTRACT NO. 103, LIBERTY COUNTY, TEXAS AND BEING ALL OF LOTS 56, 57 AND 58 OF BAR-O RANCHETTES, AN UNRECORDED SUBDIVISION SITUATED IN LIBERTY COUNTY, TEXAS, SAID 3.011 ACRE TRACT OF LAND BEING ALL OF THAT SAME THREE TRACTS DESCRIBED IN INSTRUMENT TO JOHN LEE WORRELL AND WIFE, LA VERN WORRELL, RECORDED UNDER LIBERTY COUNTY CLERK'S FILE NO. 2019002781 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS (DRLC), SAID 3.011 MORE FULLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83:

SALE INFORMATION

Date of Sale: 04/04/2023

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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.

WHEREAS, in my capacity as attorney for the Mortgagee and or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Tommy Jackson, Margie Allen, Kyle Barclay, Keata Smith, Stephanie Hernandez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(c) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on March 6, 2023.

/s/ Danya F. Gladney ARDC# 24059786, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: *Stephanie Hernandez, 3/9/2023*
Printed Name: *Stephanie Hernandez*

C&M No. 44-22-3504

FILED FOR RECORD
at 110 o'clock PM

MAR 09 2023

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

EXHIBIT "A"

BEING a 3.011 acre tract of land situated in the J.F. DeRumayor Survey, Abstract No.103, Liberty County, Texas and being all of Lots 56, 57 and 58 of Bar-O Ranchettes, an unrecorded subdivision situated in Liberty County, Texas, said 3.011 acre tract of land being all of that same three tracts described in instrument to John Lee Worrell and wife, La Vern Worrell, recorded under Liberty County Clerk's File No.2019002781 of the Deed Records of Liberty County, Texas (DRLC), said 3.011 more fully described as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at a found 1/2 inch iron rod situated in the apparent, occupied and monumented westerly line of Tina Road (AKA C.R.2147) being the most northeasterly corner of said Lot 58 and of the herein described tract of land;

THENCE S04°12'04"E, along and with said apparent westerly line of Tina Road, at 128.89 feet pass a set 5/8 inch iron rod for the common easterly corner of Lots 57 and 58, at 257.95 feet pass a found 1/2 inch iron rod for the common easterly corner of Lots 56 and 57, a total distance of 386.66 feet to a found 1/2 inch iron rod for the most southeasterly corner of said Lot 56 and of the herein described tract of land;

THENCE S87°32'23"W 338.40 feet, along and with the north line of Lot 55 to a found 1/2 inch iron rod for the southwest corner of said Lot 56 and of the herein described tract of land;

THENCE N04°21'13"W, at 44.97 feet pass a found 1/2 inch iron rod for the common easterly corner of Lot 17A and 16C, at 129.91 feet pass a set 5/8 inch iron rod for the common west corner of said Lot 56 and 57, at 258.43 feet pass a set 5/8 inch iron rod for the common west corner of Lot 57 and 58, a total distance of 387.65 feet to a found 1/2 inch iron rod for the most northwesterly corner of said Lot 58 and of the herein described tract of land;

THENCE N87°42'06"E 339.47 feet, along and with the south line of said Lot 59 to the POINT OF BEGINNING.

CONTAINING a computed area of 3.011 acres of land within this field note description.

MAR 09 2023

726 County Rd 2003 S, Liberty, TX 77575

LEE H. CHAMBERLAIN
COUNTY CLERK
LIBERTY COUNTY, TEXAS
By *J. Houston*
DEPUTY

22-013084

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: 04/04/2023

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Liberty County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 12, 2004, and recorded in the real property records of Liberty County, TX and is recorded under Clerk's Instrument No. 2004007402 with James Leonard Hard and Candy Lynn Hard (grantor(s)) and Heritage Mortgage Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by James Leonard Hard and Candy Lynn Hard, securing the payment of the indebtedness in the original amount of \$180,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. AN 8.473 ACRE TRACT BEING PART OF A TEN (10) ACRE TRACT OF LAND IN THE REBECCA COLEMAN, ABSTRACT NO. 156 IN LIBERTY COUNTY, TEXAS. SAID 10 ACRES BEING OUT OF AND A PART OF A 109.75 ACRE TRACT DESCRIBED IN A DEED FROM THE W.W. MCMURTRY HRS. TO W.C. LEE DATED SEPTEMBER 21, 1968 AND RECORDED IN VOLUME 636, PAGE 209 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 8.473 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING A 5/8 INCH IRON ROD FOUND IN A FENCE CORNER ON THE FENCED WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 2009 MARKING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 4.531 ACRE TRACT DESCRIBED IN VOLUME 1561, PAGE 471 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, THE NORTHEAST CORNER OF SAID CALLED 9.1006 ACRE TRACT, THE NORTHEAST CORNER OF A CALLED SIXTY (60) FOOT WIDE ACCESS EASEMENT DESCRIBED IN VOLUME 1791, PAGE 863 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.0000 ACRE TRACT DESCRIBED IN VOLUME 1791, PAGE 863 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY;

THENCE SOUTH 89 DEGREES 41' 08" WEST, WITH THE FENCED SOUTH LINE OF SAID CALLED 4.531 ACRE TRACT, THE FENCED NORTH LINE OF SAID CALLED 9.1006 ACRE TRACT, THE FENCED NORTH LINE OF SAID CALLED SIXTY (60) FOOT WIDE ACCESS EASEMENT, AND THE FENCED



NORTH LINE OF SAID CALLED 5.0000 ACRE TRACTM AT 4.15 FEET PASS A 3/8 INCH IRON ROD, IN ALL A TOTAL DISTANCE OF 1,411.98 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER AND PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 13' 00" WEST, CROSSING SAID CALLED TEN ACRE TRACT, A DISTANCE OF 330.55 FEET TO A 5/8 INCH IRON ROD FOUND IN THE FENCED SOUTH LINE OF SAID CALLED TEN ACRE TRACT, MARKING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 46' 00" WEST PARALLEL TO THE NORTH LINE 1066.23 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF AFORESAID PUBLIC ROAD FOR THE SOUTH WEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTH 17 DEGREES 02' 00" WEST ALONG AND WITH SAID ROAD LINE 345.49 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;


THENCE NORTH 89 DEGREES 46' 00" EAST ALONG AND WITH THE SOUTH LINE OF A 5 ACRE TRACT A DISTANCE OF 1166.19 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING CONTAINING 8.473 ACRES MORE OR LESS.


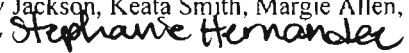
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Right Path Servicing, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

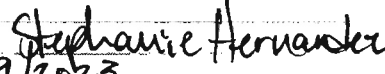
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

3/7/2023
Executed on

James E. Albertelli, P.A.
Phillip Traynor, Esq.
Gabrielle A. Davis, Esq.
Larissa Brito de Senna, Esq.
2201 W. Royal Ln, Suite 200
Irving, TX 75063

3/9/2023
Executed on

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay

1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is  and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3/9/2023 I filed at the office of the Liberty County Clerk and caused to be posted at the Liberty County courthouse this notice of sale.

Declarants Name: 
Date: 3/9/2023

Notice of Foreclosure Sale

March 3, 2023

FILED
at 2:25 o'clock P M

MAR 07 2023
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Adrian Driver DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: April 14, 2021

Grantor: Mandy Haney and Jonell Haney

Trustee: Jerry Gurley

Lender: LandTRUST USA, Inc.

Recorded in: Clerk's file no. 2021033308 of the real property records of Liberty County, Texas

Legal Description: Lot 11, Block 4, Timberline Estates, Section 1, an addition in Liberty County, Texas according to the plat thereof recorded in Volume 6, Page 94, Plat Records, Liberty County, Texas

Secures: Fully Amortizing Promissory Note ("Note") in the original principal amount of \$8,500.00, executed by Mandy Haney and Jonell Haney ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, April 4, 2023

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: The South side door of the Liberty County Courthouse, 1923 Sam Houston St., Liberty, Texas 77575 or as designated by the County Commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that LandTRUST USA, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, LandTRUST USA, Inc., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of LandTRUST USA, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with LandTRUST USA, Inc.'s rights

and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

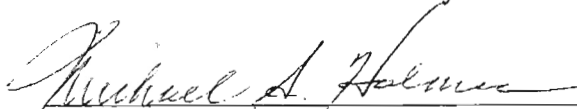
If LandTRUST USA, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by LandTRUST USA, Inc.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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Michael S. Holmes, attorney for Lender
9708 Hillcroft St.
Houston, Texas 77096
Telephone (713) 723-6500
Telecopier (713) 728-0084