

23TX935-0022  
476 ROAD 5102, CLEVELAND, TX 77327

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### NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:  
  
LOT 1665, BLOCK 11, OF SANTA FE, SECTION ONE, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN COUNTY CLERK'S FILE NO. 2017005675, OF THE MAP AND/OR PLAT RECORDS OF LIBERTY COUNTY, TEXAS.

Security Instrument: Deed of Trust dated September 10, 2019 and recorded on September 17, 2019 as Instrument Number 2019025467 in the real property records of LIBERTY County, Texas, which contains a power of sale.

Sale Information: April 04, 2023, at 10:00 AM, or not later than three hours thereafter, at the front steps of the south side of the Liberty County Courthouse located at 1923 Sam Houston Street, Liberty, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MAGDA VAZQUEZ MORENO AND SANTIAGO MANUEL PEREZ ROMERO secures the repayment of a Note dated September 10, 2019 in the amount of \$150,218.00. NATIONSTAR MORTGAGE, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

at 9:30 FILED A M  
o'clock

FEB 09 2023

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY: Valerie Thomas DEPUTY



4773738

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.

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.

*Jonathan Andring*

Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

*Tommy Jackson*

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Ogan, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kotak, Crystal Keza, Aleena Cinton, Aarti Patel, Dana Dennen, Cindy Dennen, Anton Crawford, Tommy Jackson, Ron Haman, Keata Smith, Carolyn Ciccio, Margie Allen, Kyle Barclay, Stephanie Hernandez, Dustin George  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 9 day of Feb, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIBERTY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

9:30 FILED A M  
o'clock

FEB 09 2023

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

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-01833

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 4/4/2023  
Time: **The earliest time the sale will begin is 10:00 AM**  
Place: Liberty County Courthouse, Texas, at the following location: 1923 Sam Houston Street, Liberty, TX 77575 SOUTH SIDE OF THE COURTHOUSE - 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

LOT 7 OF OAK MEADOWS II, AN ADDITION IN THE JOHN DORSELT, A-172, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 213 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

**Commonly known as:** 108 COUNTY RD 4012 DAYTON, TX 77535

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 3/9/2017 and recorded in the office of the County Clerk of Liberty County, Texas, recorded on 3/17/2017 under County Clerk's File No 2017004588, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2020001643 and recorded on 01/16/2020, of the Real Property Records of Liberty County, Texas.

Grantor(s):	WESTLEY ALLAN BAUER, SR. AND DANNA LYNN BAUER, HUSBAND AND WIFE
Original Trustee:	BLACK, MANN AND GRAHAM, LLP
Substitute Trustee:	Auction.com, Tommy Jackson, Stephanie Hernandez, Tiffany Beggs, Carolyn Ciccio, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Barclay, Margie Allen, Ron Harmon, Glinda Cole, Keata Smith, Nestor Trustee Services, L.L.C. L. Keller Mackie, Michael Zientz
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2022-01833

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 referenced property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$130,769.00, executed by WESTLEY ALLAN BAUER, SR. AND DANNA LYNN BAUER, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc. as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

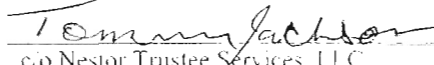
**Freedom Mortgage Corporation**  
10500 Kincaid Drive  
Fishers, IN 46037  
Phone: 855-690-5900

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2022-01833

Dated: 2-8-23

Auction.com, Tommy Jackson, Stephanie Hernandez, Tiffany Beggs,  
Carolyn Ciccio, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George  
Hawthorne, Ed Henderson, Kyle Barclay, Margie Allen, Ron Harmon,  
Glinda Cole, Keata Smith, Nestor Trustee Services, L.L.C., Keller Mackie,  
Michael Zientz



c/o Nestor Trustee Services, L.L.C.  
2850 Redhill Blvd., Suite 240  
Santa Ana, CA 92705  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC  
2850 Redhill Avenue, Suite 240  
Santa Ana, California 92705

**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 March 30, 2007, and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File/Instrument Number 2007004744 with Floyd Bossett and Mary Bossett (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for CHI Financial, L.P. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Floyd Bossett and Mary Bossett, securing the payment of the indebtedness in the original amount of \$137,356.00, 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.** LOTS 54 OF OAKWOOD SUBDIVISION, SECTION 1, AN ADDITION IN THE NORTH LIBERTY TOWN LEAGUE SURVEY, A-356, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 11 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, AND REPLAT RECORDED UNDER FILE #2002051350 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

at 9:30 FILED A  
o'clock M

FEB 09 2023

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY *Valerie Thomas* DEPUTY



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. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.  
3476 Stateview Blvd.  
Fort Mill, SC 29715

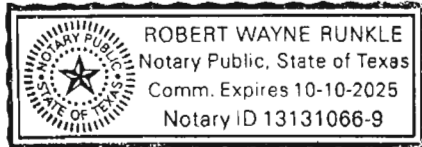
Tommy Jackson  
SUBSTITUTE TRUSTEE  
Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Liberty

Before me, the undersigned authority, on this day personally appeared Tommy Jackson, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of February, 2023.

Robert Runkle  
NOTARY PUBLIC in and for



Liberty COUNTY  
My commission expires: 10/10/2025  
Print Name of Notary: Robert Runkle

**CERTIFICATE OF POSTING**

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-9-23 I filed at the office of the Liberty County Clerk and caused to be posted at the Liberty County courthouse this notice of sale.

Tommy Jackson  
Declarant's Name: Tommy Jackson  
Date: 2-9-23