

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: **June 2, 2010**

Grantor(s): **John R. Rogers and Sandra L. Rogers**

Original Mortgagee: **The United States of America acting through the Rural Housing Service or Successor agency, United States Department of Agriculture**

Original Principal: **\$141,812.00**

Recording Information: **Instrument Number 2010006725**

Property County: **Liberty**

Property: **A 3.75 acre tract of land out of a called 12.1643 acre tract described in a deed recorded in Volume 1894, Page 266 of the Official Public Records of Liberty County, located in the J. D. Martinez League No. 1, Abstract 64, Liberty County, Texas, and being more particularly described by Metes and Bounds as follows BEGINNING at a 1/2 inch iron rod found marking the southeast corner of the herein described 3.75 acre tract, also being the southeast corner of said 12.1643 acre tract, on the west line of Highway 146 (found 120 feet wide), THENCE, S 84° 15' 06" W, along the north line of a called 10.00 acre tract described in a deed recorded in Volume 1449, Page 491 of the Official Public Records of Liberty County for a distance of 205.04 feet (called 204.98 feet) to a concrete monument found for corner, THENCE, N 17° 23, 11" W, along the east line of a called 189.47 acre tract described in a deed recorded under Liberty County Clerk File No 2003004625 for a distance of 808.45 feet to a capped 5/8 inch iron rod marked "HSC RPLS 5815" set for corner, THENCE, N 84° 15' 06" E, across said 12.1643 acre tract for a distance of 207.55 feet to a capped 5/8 inch iron rod marked "HSC RPLS 5815" set for corner on the west line of Highway 146, THENCE, S 17° 12' 44" E, along the west line of Highway 146 for a distance of 807.95 feet to the POINT OF BEGINNING and containing 3.75 acres of land See survey attached Bearing structure based on the Texas State Plane Coordinate System, Texas Central Zone, NAD 83 Controlling monuments for this survey are a concrete monument found marking the northwest corner and a concrete monument found marking the southwest corner of the called 12.1643 acre tract recorded in Volume 1894, Page 266 of the Official Public Records of Liberty County, Texas This description is based on the Land Survey and Plat made by Louis W. Bergman, IV, Registered Professional Land Surveyor No 5815, on 4-15-2010**

Property Address: **25291 Highway 146 North
Cleveland, TX 77327**

at 8:25 FILED "A" M
o'clock

FEB 25 2021

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

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to

a Mortgage Servicing Agreement.

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer: **4300 Goodfellow Blvd**
Address: **Bldg. 105F, FC 215**
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: **April 6, 2021**
Time of Sale: **10:00 am or within three hours thereafter.**
Place of Sale: **The 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 Commissioner's Court.**
Substitute Trustee: **Tommy Jackson, Ron Harmon, Carolyn Ciccio, Keata Smith, or Cheyenne Zokaie, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

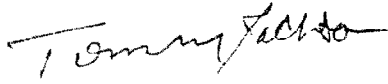
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Ron Harmon, Carolyn Ciccio, Keata Smith, or Cheyenne Zokaie, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Tommy Jackson, Ron Harmon, Carolyn Ciccio, Keata Smith, or Cheyenne Zokaie, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 32313
(850) 422-2520

A handwritten signature in black ink, appearing to read "Tommy Feltso". The signature is written in a cursive style with a horizontal line above the first few letters.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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DEED OF TRUST INFORMATION:

Date: **June 11, 1987**
Grantor(s): **William T. Brock and Donna F. Brock**
Original Mortgagee: **United States of America, acting through the Farmers Home Administration, United States Department of Agriculture**
Original Principal: **\$42,500.00**
Recording Information: **Volume 1187, Page 603**
Property County: **Liberty**
Property: **East seventy-five (75') feet of Lot Twelve (12) and the North forty (40') feet of the East seventy-five (75') feet of Lot Eleven (11), in Block Forty-nine (49) of Glen Park Addition to the City of Cleveland, and addition in the Joseph Fenner Survey, A-441, Liberty County, Texas, according to the map or plat thereof recorded in Volume 1, Page 129, of the Map Records of Liberty County, Texas.**
Property Address: **910 Perry Street
Cleveland, TX 77327**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer Address: **4300 Goodfellow Blvd
Bldg. 105F, FC 215
St. Louis, MO 63120**

at 8:25 FILED A o'clock _____ M

FEB 25 2021

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

SALE INFORMATION:

Date of Sale: **April 6, 2021**
Time of Sale: **10:00 am or within three hours thereafter.**
Place of Sale: **The 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 Commissioner's Court.**
Substitute Trustee: **Tommy Jackson, Ron Harmon, Carolyn Ciccio or Keata Smith, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to

secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Ron Harmon, Carolyn Ciccio or Keata Smith, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Tommy Jackson, Ron Harmon, Carolyn Ciccio or Keata Smith, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

Tommy Jackson

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: February 12, 1999

Grantor(s): Stacey A. Luckey and wife, Melissa G. Luckey

Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture

Original Principal: \$71,625.00

Recording Information: Volume 1761, Page 777 and re-recorded at Volume 1765, Page 497

Property County: Liberty

Property: Being all that certain tract or parcel of land containing 1.1330 acres of land situated in the Barton Tarkington League, Abstract No. 354, Liberty County, Texas, and being out and a part of the W. C. Scott 100 acre tract described in a Deed from A. J. Jett, et ux to W. C. Scott recorded in Volume 63, Page 485, Liberty County Deed Records, (L.C.D.R.), and out of Tract 1 partitioned to Woodrow Scott by partition deed recorded in Volume 676, Page 429 L.C.D.R. and being out and a part of a called Scott 27.9 acre tract as described in Volume 63, page 485 and Volume 158, Page 53 respectively in the Deed Records of Liberty County, Texas and said 1.1330 acre tract being described in Volume 1698, Page 644 Official Public Records of Liberty County (O.P.R.L.C.); Said 1.1330 acre tract being more particularly described by metes and bound as follows, to-wit: TO FIND the place of beginning, COMMENCE at a railroad spike found in the centerline of Scott Road, a paved county road and same being in the North right-of-way of the Tarkington School Road, F.M. 163 for the Southeast corner of the called 27.9 acre tract and same being the Southeast corner of a called three acre tract described in Volume 628, Page 493, L. C. D. R.; THENCE South 88 deg. 59' 58" West, with the North right-of-way of said F.M. 163 for a distance of 19.32 feet to a 1 inch iron pipe set in the West right-of-way of Scott Road; THENCE North 01 deg. 48' 14" West, along West right-of-way of Scott Road 954.85 feet to a 1/2 inch iron rod found for the PLACE OF BEGINNING; THENCE South 86 deg. 51' 13" West, 493.67 feet to a 1/2 inch iron rod found in the East line of the Charles Box tract described in Volume 1359, Page 816 O.P.R.L.C. for the Southwest corner of this tract; THENCE North 1 deg. 48' 14" West, a distance of 100 feet with the Box East line to a 1/2 inch iron rod found for the Northwest corner of this tract; THENCE North 86 deg. 51' 13" East for a distance of 493.67 feet to a 1/2 inch iron rod found for corner in the West right of way of said Scott Road; THENCE South 1 deg. 48' 14" East a distance of 100 feet with the West right of way of Scott Road to the PLACE OF BEGINNING 49353 square feet or 1.1330 acres.

Property Address: 241 County Road 2268
Cleveland, TX 77327

FILED
at 2:25 o'clock A M

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **USDA Rural Development**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer: **4300 Goodfellow Blvd**
Address: **Bldg. 105F, FC 215**
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: **April 6, 2021**
Time of Sale: **10:00 am or within three hours thereafter.**
Place of Sale: **The 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 Commissioner's Court.**
Substitute Trustee: **Tommy Jackson, Ron Harmon, Carolyn Ciccio or Keata Smith, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925**
Trustee Address: **Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Ron Harmon, Carolyn Ciccio or Keata Smith, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

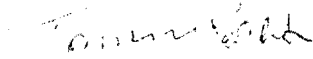
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Tommy Jackson, Ron Harmon, Carolyn Ciccio, Keata Smith, or Cheyenne Zokaie or Cheyenne Zokaie, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 32313
(850) 422-2520

A handwritten signature in black ink, appearing to read "Tommy White", is written over the printed name of the law firm.

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **SHARON VAUGHN**, of Liberty County, Texas, dated November 4, 2019, and duly recorded in the Clerks File Number 2019029911 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 6, 2021**. (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:

That certain surface estate only in and to Lot Fifteen (15), Block One (1), of Cedar Springs Subdivision Section 2, duly recorded in Clerk's File No. 2016019628 of the Map or Plat Records of Liberty County, Texas to which Plat and the record thereof reference is hereby made for all purposes, being a replat of Cedar Springs Subdivision recorded in County Clerk's File No. 2002054278 of the Official Public Records of Liberty County, Texas and part of that certain 877.778 acres conveyed to Weldon W. Alders in Volume 1780, Page 661 and recorded in County Clerk's File No. 2002052196 both Official Public Records of Liberty County, Texas.

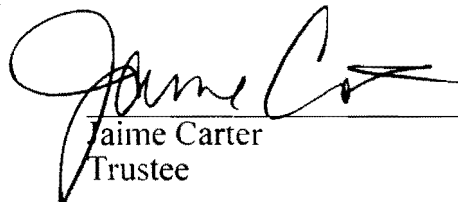
THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING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

Executed the 11th day of February, 2021.

at 1:17 FILED
o'clock P M

FEB 24 2021

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
Clayton Macias DEPUTY


Jaime Carter
Trustee

ADDRESS OF TRUSTEE

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

Notice of [Substitute] Trustee 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: 04/06/2021

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: Liberty County, Texas at the following location: **SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-ON THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 236 ADELAIDE DRIVE, CLEVELAND, TX 77327

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/12/2006 and recorded 09/25/2006 in Document 2006013729, real property records of Liberty County, Texas, with **Robert Lonnie Weidner Sr and Spouse, Patricia Sue Weidner** grantor(s) and Sebring Capital Partners Limited Partnership as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Robert Lonnie Weidner Sr and Spouse, Patricia Sue Weidner**, securing the payment of the indebtedness in the original principal amount of **\$51,000.00**, and obligations therein described including but not limited to the promissory note, and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST 2007-HE1 ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

at 11:50 FILED
o'clock A M

FEB 23 2021

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



TS No.: 2019-01659-TX
20-000216-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 462 IN BLOCK 12 OF CYPRESS LAKES, UNIT 10, AN ADDITION IN THE J.D. MARTINEZ LEAGUE, A-66 AND A-68, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGES 129, 130, 131, AND 132, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506

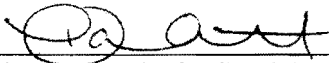
TS No.: 2019-01659-TX
20-000216-673

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

Date: February 16, 2021



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am Tommy Jackson whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2-23-21 I filed this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.