

MAR 17 2020

NOTICE OF TRUSTEE'S SALE

LEIGH CAMPBELL
CLERK OF LIBERTY COUNTY TEXAS
Clara H. Macias

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 April 28, 2015 and recorded under Clerk's File No. 2015006782, in the real property records of LIBERTY County Texas, with Guylan E. Roberts and Melissa A. Roberts, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Willow Bend Mortgage Company, LLC., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Guylan E. Roberts and Melissa A. Roberts, husband and wife securing payment of the indebtedness in the original principal amount of \$207,000.00 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 Guylan E. Roberts and Melissa A. Roberts. Matrix Financial Services Corporation 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. Nationstar Mortgage LLC d/b/a Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Nationstar Mortgage LLC d/b/a Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

BEING A 4.742 ACRE TRACT OF LAND SITUATED IN THE ANN HOLDOUSEN SURVEY, ABSTRACT NO. 208, LIBERTY COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TERRY SHANE THIGPEN AND JULIE ANN THIGPEN, AS RECORDED IN INSTRUMENT NO. 2003002210, DEED RECORDS, LIBERTY COUNTY, TEXAS, AND ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TERRY S. THIGPEN AND JULIE A. THIGPEN, AS RECORDED IN INSTRUMENT NO. 2010005963, SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 04/07/2020

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.

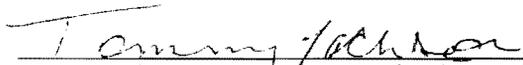
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200



Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Evan Press, Reid Ruple, Kathleen Adkins, Julian Perrine, Cary Corenblum, Joshua Sanders, Kristopher Holub, Keata Smith, Amy Oian, Catrena Ward, Crystal Arsiaga, Dana Dennen, Gilbert Arsiaga, Maryna Danielian, Matthew Hansen, Renee Speight, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

EXHIBIT 'A'

Property: 9365 Plum Grove Road, Cleveland, TX 77327

BEING A 4.742 ACRE TRACT OF LAND SITUATED IN THE ANN HOLDOUSEN SURVEY, ABSTRACT NO. 208, LIBERTY COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TERRY SHANE THIGPEN AND JULIE ANN THIGPEN, AS RECORDED IN INSTRUMENT NO. 2003002210, DEED RECORDS, LIBERTY COUNTY, TEXAS, AND ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TERRY S. THIGPEN AND JULIE A. THIGPEN, AS RECORDED IN INSTRUMENT NO. 2010005963, SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH A 1-INCH IRON PIPE FOUND BEARS SOUTH 20° 24' EAST - 1.6 FEET, SAID POINT BEING THE COMMON WEST CORNER OF SAID THIGPEN TRACT (2003002210) AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT 1 TO NOBLE BRYANT ARRENDELL, AS RECORDED IN VOLUME 1494, PAGE 328, SAID DEED RECORDS, AND BEING ON THE EAST LINE OF PLUM GROVE ROAD;

THENCE NORTH 89° 00' 00" EAST ALONG THE COMMON LINE OF SAID THIGPEN TRACT (2003002210) AND SAID TRACT 1, PASSING THE COMMON NORTH CORNER OF SAID THIGPEN TRACT (2003002210) AND AFORESAID THIGPEN TRACT (2010005963) AT A DISTANCE OF 582.53 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID THIGPEN TRACT (2010005963) AND SAID TRACT 1 A TOTAL DISTANCE OF 1070.37 FEET TO A POINT FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 00° 19' EAST - 3.2 FEET, SAID POINT BEING THE NORTHEAST CORNER OF SAID THIGPEN TRACT (2010005963);

THENCE SOUTH 58° 58' 52" WEST, A DISTANCE OF 289.51 FEET ALONG THE SOUTHEAST LINE OF SAID THIGPEN TRACT (2010005963) TO A 5/8-INCH IRON ROD FOUND;

THENCE SOUTH 17° 56' 49" EAST, A DISTANCE OF 57.83 FEET ALONG THE EAST LINE OF SAID THIGPEN TRACT (2010005963) TO A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID THIGPEN TRACT (2010005963);

THENCE SOUTH 86° 28' 26" WEST, A DISTANCE OF 257.69 FEET ALONG THE SOUTH LINE OF SAID THIGPEN TRACT (2010005963) TO A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID THIGPEN TRACT (2010005963), SAID IRON ROD BEING ON THE COMMON LINE OF AFORESAID THIGPEN TRACT (2003002210) AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CALVIN PADGETT, AS RECORDED IN VOLUME 1727, PAGE 207, AFORESAID DEED RECORDS;

THENCE SOUTH 00° 04' 28" EAST, A DISTANCE OF 116.86 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID THIGPEN TRACT (2003002210);

THENCE SOUTH 49° 53' 52" WEST, A DISTANCE OF 143.39 FEET ALONG THE SOUTHEAST LINE OF SAID THIGPEN TRACT (2003002210) TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 45° 52' 04" WEST, A DISTANCE OF 99.81 FEET ALONG THE SOUTHWEST LINE OF SAID THIGPEN TRACT (2003002210) TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 44° 36' 21" WEST, A DISTANCE OF 299.04 FEET ALONG SAID SOUTHWEST LINE;

THENCE NORTH 68° 17' 35" WEST, A DISTANCE OF 94.16 FEET ALONG SAID SOUTHWEST LINE;

THENCE SOUTH 88° 21' 15" WEST, A DISTANCE OF 105.25 FEET ALONG THE SOUTH LINE OF AFORESAID THIGPEN TRACT (2003002210) TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 09° 49' EAST - 9.4 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID THIGPEN TRACT (2003002210), AND BEING ON THE AFORESAID EAST LINE OF PLUM GROVE ROAD;

THENCE NORTH 00° 40' 17" EAST, A DISTANCE OF 96.40 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 206,556 SQUARE FEET OR 4.742 ACRES OF LAND.

A.P.N. 000208-000203-000

9.15 FILED A

MAR 17 2020

Claitor Macias

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 17, 2020

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, LILLIAN POELKER, PATRICIA POSTON, DAVID POSTON, MEGAN L. RANDLE, EBBIE MURPHY, or BENJAMIN K. WILLIAMS

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: October 26, 2017

Grantor: MAGANBHAI R. PATEL, a married man, owning, occupying, and claiming other property as homestead

Beneficiary: STALLION TEXAS REAL ESTATE FUND, LLC,

Beneficiary's Mailing Address: c/o Stallion Funding, LLC
10119 Lake Creek Pkwy., Suite 202
Austin, Texas 78729

Trustee: BENJAMIN K. WILLIAMS

Recording Information: Document No. RP-2017-478111, Official Public Records of Harris County, Texas, and Document No. 2017020504, Official Public Records of Liberty County, Texas

Property:

TRACT I:

UNRESTRICTED RESERVE "A", BLOCK 1, OF SUMMER PINE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 682818, MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

TRACT II:

FIELD NOTE DESCRIPTION OF A 0.3409 (14.851 SQUARE FEET) TRACT OF LAND LOCATED IN THE JOHN IIAMS SURVEY, ABSTRACT NUMBER 479, HARRIS COUNTY, TEXAS AND SAID 0.3409 ACRE TRACT BEING OUT OF AND A PART OF TRACT 3, A CALLED 1.638 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOLLEY STROTHERS, LTD, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) U460283, SAID 0.3409 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (THE BEARINGS DESCRIBED HEREIN



4722250

ARE ORIENTED TO THE SOUTHERN LINE OF THE SUBJECT DEED RECORDED UNDER CLERK'S FILE NO. U460283):

COMMENCING AT THE MOST NORTHERLY CUT-BACK CORNER OF THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PINE ECHO DRIVE (60' WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960 (ATASCOCITA ROAD) (100' WIDE), BEING THE MOST NORTHERLY NORTHWEST CORNER OF PINE ECHO COMMERCIAL SUBDIVISION, SEC. I RECORDED IN FILM CODE NO. 583296 OF THE HARRIS COUNTY MAP RECORDS FROM WHICH 5/8-INCH IRON ROD FOUND BEARS SOUTH 57°36'50" WEST, A DISTANCE OF 0.20 FEET;

THENCE, NORTH 56°16'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960, A DISTANCE OF 609.14 FEET, TO THE POINT OF BEGINNING IN THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 56°16'00" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960, A DISTANCE OF 185.61 FEET, TO A POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 19°52'00" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960 AND ACROSS THE AFOREMENTIONED 1.638 ACRE TRACT, A DISTANCE OF 82.41 FEET, TO 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WEST BELT SURVEYING INC" SET IN THE NORTHERLY LINE OF TRACT 1, A CALLED 12.724 ACRE TRACT DESCRIBED IN THE DEED TO HOLLEY-STROTHERS, LTD. RECORDED UNDER H.C.C.F. NO. U460283 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 56°16'00" WEST, ALONG THE NORTHERLY LINE OF SAID 12.724 ACRE TRACT, A DISTANCE OF 185.61 FEET, TO 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WEST BELT SURVEYING INC" SET IN THE NORTHERLY LINE OF SAID 12.724 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 19°52'00" WEST, DEPARTING THE NORTHERLY LINE OF SAID 12.724 ACRE TRACT AND ACROSS SAID 1.638 ACRE TRACT, A DISTANCE OF 82.41 FEET, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 0.3409 ACRES (14,851 SQUARE FEET) OF LAND AS DEPICTED ON THE LAND TITLE SURVEY DATED: JULY 24, 2007, PREPARED BY WEST BELT SURVEYING, INC., PROJECT NO. 8647 0104A.

TRACT III:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 38, 39, 40 AND 41, IN BLOCK 9, OF THE NORTH CLEVELAND TOWNSITE, LIBERTY COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 159 OF THE MAP AND/OR PLAT RECORDS OF LIBERTY COUNTY, TEXAS, together with all personal property described in the hereinabove referenced deed of trust.

NOTE:

Date: October 26, 2017
Amount: \$2,235,000.00
Debtor: MAGANBHAI R. PATEL, a married man. owning, occupying, and claiming other property as homestead
Holder: STALLION TEXAS REAL ESTATE FUND, LLC

DATE OF SALE OF PROPERTY:

Tuesday, April 7, 2020, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

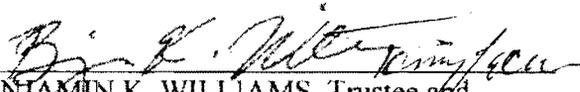
Harris County: Approximately 5,050 square feet of area of the Bayou City Event Center beginning at the southeast corner of the large ballroom and continuing westerly along the south wall a distance of approximately 87 feet and; thence northerly a distance of approximately 58 feet; then easterly approximately 87 feet to the east wall; thence southerly approximately 59 feet to the point of beginning, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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.

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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Trustee and
Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

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 07, 2020

Time: The sale will begin at 10:00 AM 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 October 07, 2017 and recorded in Document CLERK'S FILE NO. 2017019911 real property records of LIBERTY County, Texas, with JACKSON D. FOX AND HOLLIE FOX, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JACKSON D. FOX AND HOLLIE FOX, securing the payment of the indebtednesses in the original principal amount of \$160,480.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361

FILED
at 11:25 o'clock A M

MAR 16 2020

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



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust: and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Il sb

Israel Saucedo

Certificate of Posting

My name is Crystal Arsiaga, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-16-20 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: *Crystal Arsiaga*
Date: *3-16-20*

990 ROAD 3802
CLEVELAND, TX 77328

00000008877581

00000008877581

LIBERTY

EXHIBIT "A"

LAND SITUATED IN THE CITY OF CLEVELAND IN THE COUNTY OF MONTGOMERY IN THE STATE OF TX

LOT 37 IN BLOCK 1 OF FIVE OAK ESTATES, AN ADDITION IN THE T.J. WILLIAMS SURVEY, A-404, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 154 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

COMMONLY KNOWN AS: 990 RD 3802, CLEVELAND, TX 77328

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LIBERTY County

Deed of Trust Dated: June 18, 2001

Amount: \$57,950.00

Grantor(s): CANDY PSKOWSKI and LANCE PSKOWSKI

Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.

Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

Recording Information: Volume 1901, Page 687

Legal Description: LOT 14 IN BLOCK 1 OF CEDAR ESTATES, SECTION 2, AN ADDITION IN THE DAY LAND AND CATTLE CO. SURVEY #1148, A-518, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 182 THROUGH 184 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Date of Sale: April 7, 2020 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LIBERTY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AMY BOWMAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, MARIEL MARROQUIN, JIM DOLENZ, PAULETTE MCCRARY, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY, KINNEY LESTER, TIFFANY BEGGS, OR CAROLYN CICCIO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-006970



c/o Auction.com, L.L.C.
1 Mauchly
Irvine, California 92618

9:25 FILED A

MAR 18 2020

LEE H. CHANDERS
CLERK OF COURTS
LIBERTY COUNTY, TEXAS
Adnan Dnv or DEPUTY

9:25 A

MAR 16 2020

2026 Cr-301 S, Dayton, TX 77535

LEE H. GUMMERS
CLERK, LIBERTY COUNTY, TEXAS
Adnan Dimer

20-005129

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: 04/07/2020

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or 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 10/11/2007 and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File/Instrument Number 2007014033 with Arlene L. Fulton (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Wachovia Mortgage Corporation, mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Arlene L. Fulton, securing the payment of the indebtedness in the original amount of \$93,000.00, 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.

A TRACT OR PARCEL OF LAND CONTAINING 11.5897 ACRES BEING THE WESTERLY PORTION OF A CERTAIN SO CALLED 22.735 ACRE TRACT CONVEYED BY MORRIS A. HOLIDAY TO JAMES E. TERRELL, II AND TAMMY R. TERRELL DESCRIBED IN INSTRUMENT DATED MAY 16, 2002 RECORDED IN VOLUME 1969, PAGE 471 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY NOW CONVEYED TO TRAVIS LYNN AND KAREN L. MOSLEY BEING OUT OF A 36.73 ACRE TRACT SO CALLED CONVEYED TO ALVIN V. HOLIDAY, ET UX DESCRIBED IN VOLUME 507, PAGE 24 OF THE DEED RECORDS OF LIBERTY COUNTY OUT OF THE STEPHEN NICHOLSON LEAGUE. ABSTRACT 90 IN LIBERTY COUNTY, TEXAS, SAID 11.5897 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID 22.735 ACRE TRACT MARKED BY RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID 36.73 ACRE TRACT DESCRIBED IN VOLUME 507, PAGE 24 OF THE DEED RECORDS OF LIBERTY COUNTY WITHIN THE RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 301 SOUTH (FORMERLY CARTER LOOP ROAD-40 FT. RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 06 MINUTES 51 SECONDS EAST WITH THE EAST BOUNDARY OF SAID 36.73 ACRE TRACT A DISTANCE OF 27.57 FT. TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKING



4721716

THE INTERSECTION OF THE EAST BOUNDARY OF SAID 36.73 ACRE TRACT WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 301 SOUTH;

THENCE SOUTH 89 DEGREES 35 MINUTES 57 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 301 SOUTH A DISTANCE OF 489.00 FT. TO A 3/8 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED 11.5897 ACRE TRACT AND MARKING THE SOUTHWEST CORNER OF THE REMAINDER 8.1021 ACRE TRACT;

THENCE SOUTH 89 DEGREES 35 MINUTES 57 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 301 SOUTH A DISTANCE OF 406.49 FT. TO AN OLD 8 INCH CREOSOTED POST FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AT A TURN NORTHWARD IN THE RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 301 WEST;

THENCE NORTH 01 DEGREES 07 MINUTES 14 SECONDS WEST WITH A FENCE LINE AND WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 301 WEST A TOTAL DISTANCE OF 953.17 FT. TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF A 2.114 ACRE TRACT CONVEYED TO JAMES E. TERRELL, II ET UX TAMMY R. RECORDED IN CLERKS FILE NO. 2004-016632 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY;

THENCE NORTH 89 DEGREES 43 MINUTES 00 SECONDS EAST WITH A FENCE LINE AND THE DIVISION LINE BETWEEN SAID 2.114 ACRE TRACT A DISTANCE OF 653.49 FT. TO A 3/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 11.5897 ACRE TRACT AND THE NORTHWEST CORNER OF SAID REMAINDER 8.1021 ACRE TRACT;

THENCE SOUTH 13 DEGREES 28 MINUTES 12 SECONDS WEST WITH THE WEST BOUNDARY OF SAID 8.1021 ACRE TRACT AND THE EAST BOUNDARY OF THIS TRACT A DISTANCE OF 980.34 FT. TO THE PLACE OF BEGINNING AND CONTAINING 11.5897 ACRES OF LAND

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:

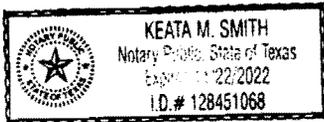
Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

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

STATE OF Texas
COUNTY OF Orange

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 16 day of March, 2020.



Keata M. Smith
NOTARY PUBLIC in and for
Orange COUNTY
My commission expires: 11-22-22
Print Name of Notary:
Keata M. Smith

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 3-16-20 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
Declarants Name: Tommy Jackson
Date: 3-16-20