

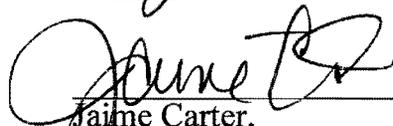
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **ANTHONY MARTINEZ**, of Liberty County, Texas, dated April 27, 2018 and duly recorded under Clerk's File No. 2018012235, of the Official Public Records of Liberty County, Texas, I will, as Substitute Trustee under the Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of the indebtedness, default having been made in the payment thereof, sell on Tuesday, April 7, 2020 (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. The real property is located in Liberty County, Texas, and is described as follows, to-wit:

That certain Lot 29 of Towering Oaks, Section 1, an addition in the John Dorsett Survey, Abstract 172, Liberty County, Texas, according to the Map or Plat thereof Recorded in Volume 9, Page 82 of the Map 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 2020.


Jaime Carter,
Substitute Trustee

FILED
at 10:45 o'clock A M

FEB 11 2020

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
By Clint Macias DEPUTY

ADDRESS AND TELEPHONE NUMBER
OF SUBSTITUTE TRUSTEE

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

THE MONEY SOURCE INC. (MYS)
GARRETT, JUSTIN
530 COUNTY ROAD 6471, DAYTON, TX 77535

USDA
Firm File Number: 19-034210

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 8, 2017, JUSTIN GARRET AND CHANCIE GARRETT HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ROBERT F EUSTIS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EUSTIS MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of LIBERTY COUNTY, TX and is recorded under Clerk's File/Instrument Number 2017023048, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Liberty county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Liberty, State of Texas:

LOT 4 IN BLOCK 3 OF WOODLAND HILLS II, AN ADDITION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 36 OF THE MAP AND/OR PLAT RECORDS OF LIBERTY COUNTY, TEXAS.
A.P.N. 101047

Property Address: 530 COUNTY ROAD 6471
DAYTON, TX 77535
Mortgage Servicer: THE MONEY SOURCE INC.
Mortgagee: THE MONEY SOURCE, INC.
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

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.

at 10:15 FILED A M
o'clock

FEB 10 2020
LEH H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *[Signature]* DEPUTY

Tommy Jackson
SUBSTITUTE TRUSTEE

- Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Keata Smith, Carolyn Ciccio
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.