

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN LIBERTY COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 5 OUT OF BLOCK I, OF THE MARTIN ADDITION TO AMES, TEXAS, AS SHOWN BY PLAT RECORDED IN VOLUME 119, PAGE 228, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAID LAND BEING LOCATED IN THE JAMES MARTIN LEAGUE, ABSTRACT 73, LIBERTY COUNTY TEXAS.

APN: 006200-000039-010

BEING THE SAME PROPERTY CONVEYED TO KENNETH R. SIMMONS BY DEED FROM JACK SIMMONS RECORDED 04/14/1982 IN DEED BOOK 941 PAGE 313, IN THE REGISTER'S OFFICE OF LIBERTY COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/26/2019 and recorded in Document 2019019320 real property records of Liberty County, Texas.

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

Date: 05/03/2022

Time: 10:00 AM

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 or as designated by the County Commissioners Court.

4. 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.

5. Obligations Secured. The Deed of Trust executed by KENNETH R. SIMMONS, provides that it secures the payment of the indebtedness in the original principal amount of \$195,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Longbridge Financial, LLC is the current mortgagee of the note and deed of trust and LONGBRIDGE FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Longbridge Financial, LLC c/o LONGBRIDGE FINANCIAL, LLC, One International Blvd., Suite 410, Mahwah, NJ 07495 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Longbridge Financial, LLC obtained a Order from the 253rd District Court of Liberty County on 01/07/2022 under Cause No. 21DC-CV-01278. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.

[Signature]
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

FILED at 10:25 o'clock A M

APR 07 2022

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

Certificate of Posting

I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4-7-22 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.

