

FEB 16 2023

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY TEXAS
Admin Driver DEPUTY

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 10.0100 ACRE (436,036 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE WEST LIBERTY TOWN LEAGUE, ABSTRACT NO. 357, LIBERTY COUNTY, TEXAS, BEING OUT OF A CALLED 60 ACRE TRACT AS DESCRIBED IN LIBERTY COUNTY CLERK'S FILE NO. 2004017246; SAID 10.0100 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF A CALLED 1072.958 ACRE TRACT AS DESCRIBED IN VOLUME 1793, PAGE 279, OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID 60 ACRE TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE NORTH 87 DEGREES 44 MINUTES 31 SECONDS EAST, A DISTANCE OF 1215.80 FEET (CALLED NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST - 1254.44 FEET) WITH THE COMMON LINE OF SAID 1072.958 ACRE TRACT TO A 5/8 INCH IRON ROD FOUND IN THE WEST MARGIN OF COUNTY ROAD NO. 614, ALSO KNOWN AS STATION ROAD (50' R.O.W. PER VOL. 1793, PG. 279 O.P.R.L.C.T.) FOR A CORNER OF SAID 1072.958 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A PERCENT INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 60 ACRE TRACT BEARS NORTH 87 DEGREES 44 MINUTES 31 SECONDS EAST, A DISTANCE OF 38.13 FEET,

THENCE SOUTH 02 DEGREES 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 358.63 FEET WITH THE WEST MARGIN OF SAID COUNTY ROAD NO. 614 TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 44 MINUTES 31 SECONDS WEST, A DISTANCE OF 1215.89 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 15 MINUTES 30 SECONDS WEST (CALLED NORTH 00 DEGREES 01 MINUTES 00 SECONDS WEST) WITH THE COMMON LINE OF SAID 1072.958 ACRE TRACT, A DISTANCE OF 358.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.0100 ACRES (436,036 SQUARE FEET) OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03-08-2010 and recorded in Document 2010003217 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: 05/02/2023
Time: 10:00 AM
Place: Liberty County, Texas at the following location, SOUTH SIDE OF THE COURTHOUSE-1925 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 DAVID JAMES BURK AND STACY JEAN BURK, provides that it secures the payment of the indebtedness in the original principal amount of \$183,760.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. 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.

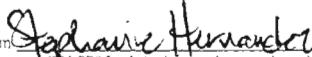
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.





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
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am  whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1250, Houston, TX 77056. I declare under penalty of perjury that on 2/16/23 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.

FEB 16 2023

LEERY CHAMBERS
 COUNTY CLERK LIBERTY COUNTY, TEXAS
 BY *Adrian Driver* DEPUTY

22-025592

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 22, 2020	Original Mortgagor/Grantor: MITCHELL BAKER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: NA Page: NA Instrument No: 2020018231	Property County: LIBERTY
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452

* 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.

Secures: Note in the original principal amount of \$108,007.00, executed by MITCHELL BAKER and payable to the order of Lender.

Property Address/Mailing Address: 317 DORIS STREET, CLEVELAND, TX 77328

Legal Description of Property to be Sold: BEING THE EAST 1/2 OF LOT 14 AND ALL OF LOT 15 OF BLOCK 15 OF TANGLEWOOD ADDITION TO THE CITY OF CLEVELAND, AN ADDITION IN THE F. GIBENRATH SURVEY, A-201, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 326 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Date of Sale: May 02, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: 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 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd.,



Suite 850, Dallas, TX 75254 , to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee.

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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay,
Stephanie Hernandez OR Tommy Jackson, Keata Smith,
Stephanie Hernandez or Carolyn Ciccio, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC.
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112