

at 1:26 FILED o'clock P M

MAR - 4 2019

C&S No. 44-18-3323 / FHA / No / RECORD NOS
LoanCare, LLC

NOTICE OF TRUSTEE'S SALE

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

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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: October 16, 2007

Grantor(s): William R. Brossette and Peggy S Brossette, husband and wife

Original Trustee: Thomas F Veters

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Draper and Kramer Mortgage Corp, its successors and assigns

Recording Information: Clerk's File No. 2007014350, in the Official Public Records of LIBERTY County, Texas.

Current Mortgagee: Nationwide Advantage Mortgage Company

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:
LOT TWO (2), SPRING FOREST ESTATES, BLOCK TWO (2), A SUBDIVISION OUT OF THE M.B. LAWRENCE SURVEY, ABSTRACT NO. 306, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 147 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Date of Sale: 05/07/2019 **Earliest Time Sale Will Begin:** 10:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Tiffany Beggs, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

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.

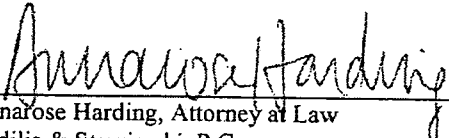


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the LIBERTY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

Executed on this the 1st day of March, 2019.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

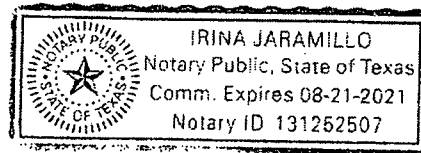
STATE OF TEXAS

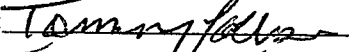
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 1st day of March, 2019.


Notary Public
Signature



Posted and filed by: 
Printed Name: Tommy Jackson

C&S No. 44-18-3323 / FHA / No
LoanCare, LLC

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 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. *Property to Be Sold.* The property to be sold is described as follows: SEE EXHIBIT "A"

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/14/2010 and recorded in Document 2010013911 real property records of Liberty County, Texas. Re-filed in Document 2018015030 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: 05/07/2019

Time: 10:00 AM

Place: Liberty County Courthouse, Texas, at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS 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 JOYCE MARIE MYRICK AND JIMMY GLENN MYRICK, provides that it secures the payment of the indebtedness in the original principal amount of \$160,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

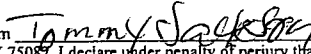
6. *Order to Foreclose.* BANK OF AMERICA, N.A. obtained a Order from the 75th District Court of Liberty County on 02/25/2019 under Cause No. CV1813960. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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 TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY, 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.

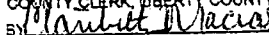

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am  whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 3-7-19 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.

FILED
at 2:20 o'clock P M

MAR -7 2019

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



Legal description of the land:

Three tracts of land out of and a part of Lot 12 of Spur forest Subdivision, Section I, an addition in the Richard Green Survey, A-197, Liberty County, Texas, according to the map recorded in Volume 8, Page 122 of the map records of Liberty County, Texas Said tract of land being further described attached hereto.

TRACT ONE:

BEING 0.595 acre of land situated in the State of Texas, County of Liberty, a part of the Richard Green Survey, A-197, and being out of Lot No. 12 of Spur Forest Subdivision as shown of record in Book 8, Page 122 and 123 of the Liberty County Plat Records, and this 0.595 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point marking the Northwest corner of said Lot No. 12, said point being on the East right of way line of Hillside Drive (a 60 foot wide roadway over and through said subdivision), said point being the Northwest corner of the herein described 0.595 acre tract;

THENCE North 87° 14' 25" East 98.01 feet along the North line of said Lot No. 12 to a point for the Northeast corner of the herein described 0.595 acre tract;

THENCE South 02° 45' 35" East 265.23 feet to a point for the Southeast corner of the herein described 0.595 acre tract, said point being on the South line of said Lot No. 12 and the North right of way line of south Spur Drive (a 60 foot wide roadway over and through said subdivision);

THENCE South 88° 09' 45" West 98.02 feet along the North right of way line of said South Spur Drive to its intersection with the East right of way line of said Hillside Drive, said point being the Southwest corner of said Lot No. 12 and of the herein described 0.595 acre tract;

THENCE North 02° 45' 35" West 263.65 feet along the East right of way line of said Hillside Drive to the Place of Beginning within these bounds 0.595 acre of land.

TRACT TWO:

A Tract of land out of and a part of Lot No. Twelve (12), of Spur Forest Subdivision, a subdivision of 280.96 acres of land in the Richard Green Survey, Abstract 197, Liberty County, Texas, the plat of same being recorded in Volume 8, Page 122 of the Map Records of Liberty County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point on the North line of said Lot 12, said point being North 87° 14' 25" East 98.01 feet from the Northwest corner of said Lot No. 12, and being the Northwest corner of the tract herein described;

THENCE North 87° 14' 25" East 97.43 feet along and with the North line of said Lot No. 12, to a point thereon for the Northeast corner of the tract herein described;

THENCE South 02° 45' 35" East 266.80 feet to a point for the Southeast corner of the tract herein described on the South line of said Lot No. 12;

THENCE South 88° 09' 45" West 97.44 feet along and with the South line of said Lot No. 12, to a point thereon for the Southwest corner of the tract herein described;

THENCE North 02° 45' 35" West 265.23 feet to the PLACE OF BEGINNING and containing in all 0.595 acres of land.

TRACT THREE:

Being 0.595 acre of land in the State of Texas, County of Liberty, a part of the Richard Green Survey, A-197, and being out of Lot No. 12 of Spur Forest Subdivision as shown of record in Book 8, page 122 and 123 of the Liberty County Plat Records, and this 0.595 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point marking the Northwest corner of the herein described 0.595 acre tract, said point being on the North line of said Lot No. 12 and being North 87° 14' 25" East 195.44 feet from the Northwest corner of the said Lot No. 12;

THENCE North 87° 14' 25" East 96.85 feet along the North line of said Lot No. 12 to a point for the Northeast corner of the herein described 0.595 acre tract;

THENCE South 02° 45' 35" East 268.36 feet to a point for the Southeast corner of the herein described 0.595 acre tract, said point being on the South line of said Lot No. 12 and the North right of way line of south Spur Drive (a 60 foot wide roadway over and through said subdivision);

THENCE South 88° 09' 45" West 96.87 feet along the South line of said Lot No. 12 and the North right of way line of said South Spur Drive to a point for the Southwest corner of the herein described 0.595 acre tract;

THENCE North 02° 45' 35" West 266.60 feet to the Place of Beginning, and containing within these bounds 0.595 acre of land.

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: 05/07/2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS 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: 667 COUNTY ROAD 2293, 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 06/30/2008 and recorded 09/02/2008 in Document 2008017296, real property records of Liberty County, Texas, with **Robert F. West and Mandy J. Sumpler, his wife signing pro forma to perfect lien only grantor(s)** and AAA WORLDWIDE FINANCIAL CO. D/B/A WORLDWIDE MORTGAGE CO. 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 AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, KINNEY LESTER, TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY, 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 F. West and Mandy J. Sumpler, his wife signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of \$146,486.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and deed of trust or contract lien.

FILED
at 2:20 o'clock P M

MAR -7 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Chantel Adams* DEPUTY



TS No.: 2016-02561-TX
18-000715-673

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:

EXHIBIT A

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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC

1661 Worthington Rd., Suite 100

West Palm Beach, FL 33409

Phone: 1-800-746-2936

TS No.: 2016-02561-TX
18-000715-673

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.

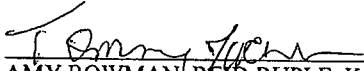
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: March 1, 2019



Iman Walcott – 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



AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, KINNEY LESTER, TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.

I am Tommy Jackson Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ 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.

Exhibit "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 4.00 ACRES SITUATED IN THE SAMUEL ALLOWAY SURVEY ABSTRACT No. 129, AND BEING OUT OF A CALLED 23.463 ACRE TRACT AS DESCRIBED IN VOLUME 1809, PAGE 653 OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS; SAID 4.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 1/2 Inch Iron rod found in the south line of the Levi Stephens Survey, Abstract No 349 and being in the north line of said Samuel Alloway Survey, also being in the south, line of a called 665.13 acre tract as described under Liberty County Clerk's File 2003013927 and being the northwest corner of a called 39.5103 acre tract as described in Volume 1308, Page 407 Official Public Records Liberty County, Texas, same being the northeast corner of said 23.463 acre tract, same being the northeast corner of a 15.30 acre tract, called Tract One, surveyed this day, from which a 2 Inch Iron pipe found for the northeast corner of said 39 5103 acre tract and being the northeast corner of said Samuel Alloway Survey bears. North 88 degrees 30 minutes 08 seconds East, a distance 391.92 feet,

THENCE SOUTH 02 DEGREES 45 MINUTES 43 SECONDS EAST, (called North 00 degrees 10 minutes West) a distance of 1230 77 feet with the west line of said 39.5103 acre tract to a 5/8 inch iron rod set for the southeast corner of said 15 30 acre tract, same being the northeast corner and PLACE OF BEGINNING of this herein described tract,

THENCE SOUTH 02 DEGREES 45 MINUTES 43 SECONDS EAST, (called North 00 degrees 10 minutes West) a distance of 643.12 feet continuing with the west line of said 39.5103 acre tract to a 3/4 inch iron rod found in the north margin of County Road No. 2293, formerly called Upper Macedonia, for the southwest corner said 39.5103 acre tract, and being the southeast corner of said 23.463 acre tract, same being the southeast corner of this tract,

THENCE SOUTH 86 DEGREES 57 MINUTES 19 SECONDS WEST, (called East) a distance of 270.93 feet with the north margin of said County Road No. 2293 to a 5/8 inch iron rod set for the southeast corner of another 4 00 acre tract, called Tract Three, surveyed this day, same being the southwest corner of this tract;

THENCE NORTH 02 DEGREES 45 MINUTES 43 SECONDS WEST, a distance of 643 12 feet with the east line of said 4 00 acre tract, called Tract Three, to a 5/8 Inch iron rod set in the south line of said 15.30 acre tract for the northeast corner of said 4.00 acre tract, called Tract Two, same being the northwest corner of this tract,

THENCE NORTH 86 DEGREES 57 MINUTES 19 SECONDS EAST, a distance of 270.93 feet with the south line of said 15.30 acre tract to the PLACE OF BEGINNING and containing 4 00 acres.

The Company is prohibited from insuring the area or quantity of land described herein Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof

STATE OF TEXAS
COUNTY OF LIBERTY
I, Delta Sellers hereby certify that this instrument as filed in the number _____
subscribed on the date and at the time aforesaid herein by me and was duly
RECORDED in the volume and page of the OFFICIAL PUBLIC RECORDS
of Liberty County, Texas as stated herein by me on _____

OFFICIAL RECORDS
LIBERTY COUNTY
DELTA SELLERS
COUNTY CLERK
RECORDING FEE \$59 00
2008017296
09/02/2008 02:47 PM 13 PGS
RL02AND,DC Receipt H013733

SEP - 2 2008

Delta Sellers
COUNTY CLERK
LIBERTY COUNTY, TEXAS