

105 SHARON LANE  
LIBERTY, TX 77575

0000008248684

**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: May 07, 2019

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 August 04, 2011 and recorded in Document CLERK'S FILE NO. 2011009367, AS AFFECTED BY MODIFICATION ON CLERK'S FILE NO. 2017004239 real property records of LIBERTY County, Texas, with JASON D. CANNON AND MISTI R. CANNON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JASON D. CANNON AND MISTI R. CANNON, securing the payment of the indebtednesses in the original principal amount of \$136,905.00, 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.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

FILED  
at 9:50 o'clock A M

APR 15 2019

LEE H. CHAMBERS  
COUNTY CLERK LIBERTY COUNTY, TEXAS  
BY: Adnan Dover DEPUTY



105 SHARON LANE  
LIBERTY, TX 77575

0000008248684

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.

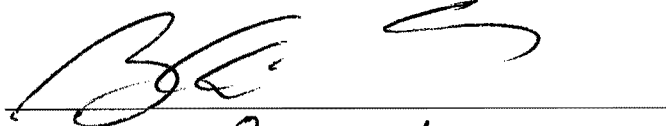
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, KINNEY LESTER, TOMMY JACKSON, RON HARMON OR 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.



Shawnika Harris

Certificate of Posting

My name is GILBERT ARSIAGA, and my address is c/p 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4/15/19 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: GILBERT ARSIAGA

Date: 4/15/19

105 SHARON LANE  
LIBERTY, TX 77575

0000008248684

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LIBERTY

**EXHIBIT "A"**

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.39 ACRES SITUATED IN THE M G WHITE SURVEY, ABSTRACT 117, LIBERTY COUNTY, TEXAS AND BEING ALL OF LOT 8 AND THE SOUTH HALF OF LOT 9, BRIARGATE SUBDIVISION, SECTION 1, A SUBDIVISION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 19 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED TO CLAUDE LEE CASEY AND MINA JEAN CASEY RECORDED BY DEED IN VOLUME 1213, PAGE 726 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS SAID 0.39 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE THE MONUMENTS FOUND CALLED BEARING IN THE IN THE EAST LINE OF SAID LOT 8 AND 9 WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE

BEGINNING AT A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, IN THE WEST RIGHT-OF-WAY LINE OF SHARON LNE (60 FOOT RIGHT-OF-WAY), THE EAST LINE OF SAID LOT 9, THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CAROLYN CUDE RECORDED BY DEED IN VOLUME 1549, PAGE 122 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4" IRON PIPE, FOUND, IN THE SOUTH RIGHT-OF-WAY LINE OF BRIAR DRIVE (60 FOOT RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF LOT 10 OF SAID SUBDIVISION BEARS N 05 DEG 15' 10" E, A DISTANCE OF 128.13 FEET,

THENCE, S 05 DEG 16' 00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SHARON LANE AND THE EAST LINE OF SAID LOT 9, AT 43.00 FEET PASS A 3/8" IRON ROD, FOUND, BEING THE SOUTHEAST CORNER OF SAID LOT 9 AND THE NORTHEAST CORNER OF SAID LOT 8, IN ALL A TOTAL DISTANCE OF 128.04 FEET TO A 1-1/2" IRON PIPE, FOUND, IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO R D BRYAN, ET AL RECORDED BY DEED IN VOLUME 1531, PAGE 417 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, THE SOUTHEAST CORNER OF SAID LOT 8 AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N 89 DEG 25' 00" W, ALONG THE NORTH LINE OF SAID BRYAN TRACT AND THE SOUTH LINE OF SAID LOT 8 TOGETHER WITH THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JACK HARTEL, ET AL RECORDED BY DEED IN VOLUME "R", PAGE 221 OF THE DEED RECORDS OF SAID COUNTY, A DISTANCE OF 122.05 FEET TO A 3/8" IRON ROD, FOUND, BEING THE SOUTHERLY COMMON LOT LINE OF LOT 7 AND 8 OF SAID SUBDIVISION AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 00 DEG 35' 00" E, ALONG THE COMMON LOT LINE OF SAID LOT 7 AND 8, AT 94.67 FEET PASS A 3/8" IRON ROD, FOUND, BEING THE NORTHWEST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF SAID LOT 9, IN ALL A TOTAL DISTANCE OF 138.92 FEET TO A 3/8" IRON ROD, FOUND, BEING THE SOUTHWEST CORNER OF SAID CUDE TRACT AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 84 DEG 32' 21" E, ALONG THE SOUTH LINE OF SAID CUDE TRACT, A DISTANCE OF 132.99 FEET TO THE "POINT OF BEGINNING" AND CONTAINING 0.39 ACRES OF LAND, MORE OR LESS.

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: May 07, 2019

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.

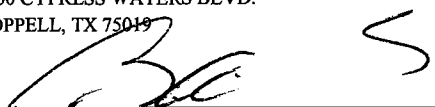
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 26, 2003 and recorded in Document CLERK'S FILE NO. 2003013665 real property records of LIBERTY County, Texas, with KIMBERLEE MARY BOOKER, grantor(s) and CENTEX HOME EQUITY COMPANY, LLC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KIMBERLEE MARY BOOKER, securing the payment of the indebtednesses in the original principal amount of 42,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2004-A 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75049

  
TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY, TIFFANY BEGGS OR CAROLYN CICCIO  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is GILBERT ARSICOLA and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 4/15/19 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Declarants Name: GILBERT ARSICOLA  
Date: 4/15/19

Certificate of Posting

at 9:50 FILED o'clock A M

APR 15 2019

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



**EXHIBIT 'A'**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING 0.209 ACRES, MORE OR LESS, OUT OF LOTS 1 AND 2 OF HENRY BAKER SUBDIVISION, AN ADDITION IN THE JAMES MARTIN LEAGUE, A-73, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 359, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, SAID LANDS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING 0.209 ACRES OF LAND IN AND OUT OF LOTS 1 AND 2 OF THE HENRY BAKER SUBDIVISION IN THE JAMES MARTIN LEAGUE, A-73, LIBERTY COUNTY, TEXAS, MAP OF SAID HENRY BAKER SUBDIVISION BEING OF RECORD IN VOLUME 2, PAGE 360 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.209 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT;

BEGINNING AT A POINT IN THE NW CORNER OF THE HERETOFORE MENTIONED LOT 1: SAID POINT BEING THE NW CORNER AND POINT OF BEGINNING OF SAID 0.209 ACRE TRACT HEREIN DESCRIBED;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 AND AT 60 FEET THE NE CORNER OF SAID LOT 1 AND CONTINUE EAST ON NORTH LINE OF HERETOFORE MENTIONED LOT 2 FOR A DISTANCE OF 60 FEET TO THE NE CORNER OF SAID LOT 2; SAID POINT BEING THE NE CORNER OF TRACT HEREIN DESCRIBED;

THENCE S. 0 DEGREES 40' W., ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 76 FEET TO A POINT FOR THE SE CORNER OF SAID 0.209 ACRE TRACT HEREIN DESCRIBED;

THENCE WEST ALONG THE SOUTH LINE OF SAID 0.209 ACRE TRACT HEREIN DESCRIBED AND AT 60 FEET IN THE WEST LINE OF SAID LOT 2 AND AT 120 FEET A POINT IN THE WEST LINE OF LOT 1 FOR THE SW CORNER OF 0.209 ACRE TRACT HEREIN DESCRIBED;

THENCE N. 0 DEGREES 40' E., ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 76 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.209 ACRES OF LAND, MORE OR LESS, AND BEING THE SAME PROPERTY DESCRIBED IN THAT CERTAIN DEED OF GIFT FROM ESTELLA MAE COOK ET AL TO HAZEL MOHAN, DATED JULY 15, 1985, AND RECORDED IN VOLUME 1077, PAGE 85, LIBERTY COUNTY OFFICIAL PUBLIC RECORDS.



NOS0000007968100

1981 COUNTY RD 678  
DAYTON, TX 77535

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**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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**1. Date, Time, and Place of Sale.**

Date: May 07, 2019

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 August 22, 2008 and recorded in Document CLERK'S FILE NO. 2008016750; AS AFFECTED BY CLERK'S FILE NO. 2008020271; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2008019783 real property records of LIBERTY County, Texas, with GLORIA MCDONALD, grantor(s) and US BANK N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by GLORIA MCDONALD, securing the payment of the indebtednesses in the original principal amount of \$74,322.62, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301

FILED  
at 9:50 o'clock A M

APR 15 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Ashley Driver DEPUTY

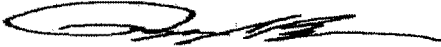


1981 COUNTY RD 678  
DAYTON, TX 77535

0000008208365

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.

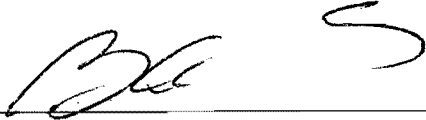
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, KINNEY LESTER, TOMMY JACKSON, RON HARMON OR 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.



Ryan Bourgeois

**Certificate of Posting**

My name is GILBERT 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 4/15/19 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: GILBERT ARSIAGA

Date: 4/15/19

0000008208365

LIBERTY

**EXHIBIT "A"**

A TRACT OR PARCEL OF LAND CONTAINING 1.0000 ACRE OUT OF THE NORTHERLY PORTION OF LOT 11 OF CARTER FARMS SUBDIVISION OUT OF THE THOMAS J. HAGGERTY LEAGUE, ABSTRACT 45 IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 34 OF THE LIBERTY COUNTY MAP RECORDS SAID 1.0000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 11 AND THE SOUTHWEST CORNER OF LOT 10 IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 678,

THENCE SOUTH 89 DEGREES 46 MINUTES 42 SECONDS EAST WITH THE DIVISION LINE BETWEEN LOTS 10 AND 11 A DISTANCE OF 482.70 FT. TO A 3/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED 1.0000 ACRE TRACT,

THENCE CONTINUING SOUTH 89 DEGREES 46 MINUTES 42 SECONDS EAST WITH THE NORTH BOUNDARY OF LOT 11 AND THE SOUTH BOUNDARY OF LOT 10 A DISTANCE OF 600.00 FT. TO A 3/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 1.0000 ACRE TRACT WHENCE A 1/2 INCH IRON ROD FOUND FOR REFERENCE AT THE NORTHEAST CORNER OF LOT 11 AND THE SOUTHEAST CORNER OF LOT 10 BEARS SOUTH 89 DEGREES 46 MINUTES 42 SECONDS EAST A DISTANCE OF 275.35 FT.,

THENCE SOUTH 00 DEGREES 13 MINUTES 18 SECONDS WEST PERPENDICULAR TO THE NORTH BOUNDARY OF LOT 11 A DISTANCE OF 72.50 FT. TO A 3/8 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND MARKING A RE-ENTRANT CORNER OF THE REMAINDER PORTION OF LOT 11,

THENCE NORTH 89 DEGREES 46 MINUTES 42 SECONDS WEST PARALLEL AND 72.50 FT. SOUTHERLY OF THE NORTH BOUNDARY OF LOT 11 A DISTANCE OF 600.00 FT. TO A 3/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 1.0000 ACRE TRACT AND MARKING A RE-ENTRANT CORNER OF SAID REMAINDER PORTION AND THE SOUTHEAST CORNER OF A 25 FT. BY 482.7 FT. INGRESS EGRESS EASEMENT,

THENCE NORTH 00 DEGREES 13 MINUTES 17 SECONDS WEST WITH THE WEST BOUNDARY OF THIS 1.0000 ACRE TRACT A DISTANCE OF 72.50 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.0000 ACRE OF LAND, MORE OR LESS, AND BEING KNOWN AS 1981 COUNTY ROAD NO. 678, DAYTON, TEXAS 77535

25.00 FOOT INGRESS EGRESS EASEMENT FACILITATING ACCESS TO THE ABOVE DESCRIBED 1.0000 ACRE TRACT CONTAINING 0.2770 ACRE OF LAND:

BEGINNING AT A 3/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 1.0000 ACRE TRACT DESCRIBED ABOVE,

THENCE NORTH 89 DEGREES 46 MINUTES 42 SECONDS WEST A DISTANCE OF 482.7 FT. TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 678,

THENCE NORTH 00 DEGREES 13 MINUTES 17 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 678 A DISTANCE OF 25.00 FT. TO A POINT IN THE EAST BOUNDARY OF SAID ROAD AND LOCATED SOUTHERLY 47.50 FT. FROM A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 11,

THENCE SOUTH 89 DEGREES 46 MINUTES 42 SECONDS EAST PARALLEL WITH THE NORTH BOUNDARY OF LOT 11 A DISTANCE OF 482.7 FT. TO A POINT IN THE WEST BOUNDARY OF SAID 1.0000 ACRE TRACT ABOVE DESCRIBED,

THENCE SOUTH 00 DEGREES 13 MINUTES 17 SECONDS WEST A DISTANCE OF 25.00 FT. TO THE PLACE OF BEGINNING



1981 COUNTY RD 678  
DAYTON, TX 77535

0000008208365

AND CONTAINING 0.2770 ACRE OF LAND, MORE OR LESS.

**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: May 07, 2019

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 June 25, 2004 and recorded in Document CLERK'S FILE NO. 2004010673; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2004012745 real property records of LIBERTY County, Texas, with ONESIMO AMAYA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ONESIMO AMAYA, securing the payment of the indebtednesses in the original principal amount of \$96,978.00, 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.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

FILED  
at 9:50 o'clock A M

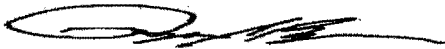
APR 15 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Adnan Durrer 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.

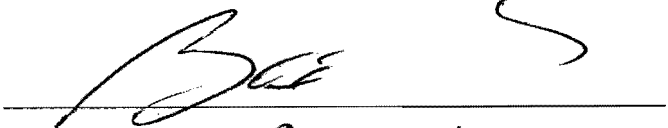
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, KINNEY LESTER, TOMMY JACKSON, RON HARMON OR 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.



Ryan Bourgeois

Certificate of Posting

My name is GILBERT 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 4/15/19 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: GILBERT ARSIAGA

Date: 4/15/19

565 CR 6031  
DAYTON, TX 77535-9817

0000008025025

0000008025025

LIBERTY

**EXHIBIT "A"**

LOTS 10 AND 11 IN BLOCK 2 OF CEDAR ESTATES, SECTION 3, AN ADDITION IN THE DAY LAND & CATTLE CO, SURVEY, #1148, A-518, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 182, 183, & 184 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

**NOTICE OF OPEN SKY LAND COMPANY LLC'S  
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.**

**Date:** April 11, 2019

FILED  
at 9:15 o'clock A M

**Deed of Trust:**

**Date:** January 30, 2017  
**Grantor:** Phillip David Couch  
**Trustee:** J. Marc Hesse, P.C.  
**Beneficiary:** Open Sky Land Company LLC  
**County Where Property Is Located:** Liberty County, Texas

APR 15 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY: Adnan Dwyer DEPUTY

**Recorded in:** Instrument No. 2017002433, Official Public Records Liberty County, Texas.

**Property:** BEING at Knights Forest, Block 4, Sec. 4, Lot 6-A, Acres 2.56; APN: 55019.

**Substitute Trustee:** Thomas R. Turet, Tommy Jackson, Ron Harmon, Margie Allen or Kyle Barclay

**Substitute Trustee's Mailing Address (including county):** 4936 Collinwood, Suite 200  
Fort Worth, Texas 76107  
Tarrant County

**Date and Time of Sale of Property:** May 7, 2019 at 1:00 p.m. or within three hours after 1:00 p.m.

**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.



**Notice:** Because of default in performance of the obligations of the Deed of Trust, Open Sky Land Company LLC's Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

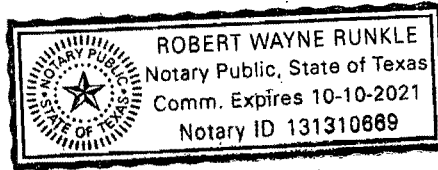
By: Tommy Jackson  
Substitute Trustee

Printed Name: Tommy Jackson

STATE OF TEXAS §  
COUNTY OF Liberty §

This instrument was acknowledged before me by Tommy Jackson, on the 15 day of April, 2019.

Bob Runkle  
Notary Public, State of Texas



**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

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

Date: **Tuesday, May 7, 2019.**

Time: The sale shall begin no earlier than **10:00 a.m.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 p.m.**

Place: **The sale will take place at the Liberty County Courthouse at the place designated by the Liberty County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

at 8:00 FILED A o'clock \_\_\_\_\_ M

APR 16 2019  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
\_\_\_\_\_  
DEPUTY

4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 2013004737 in the Real Property Records of Liberty County, Texas, and executed by Patrick Ross and Crystal Vaughn (whether one or more, the "Grantor"), for the benefit of 21<sup>st</sup> Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (the "Note") dated on or about April 11, 2013, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

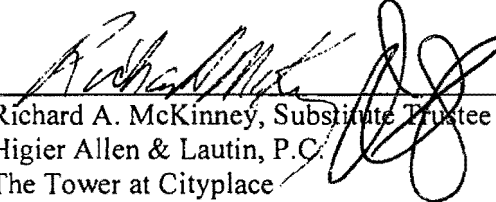
Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation  
620 Market Street One Center Square  
Knoxville, TN 37902  
Phone: 800-955-0021  
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. **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.**

DATED: April 12, 2019.

  
Richard A. McKinney, Substitute Trustee  
Higier Allen & Lautin, P.C.  
The Tower at Cityplace  
2711 N. Haskell Ave., Suite 2400  
Dallas, Texas 75204  
Telephone: (972) 716-1888  
Fax: (972) 716-1899



**\*\*\*PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE  
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE  
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE  
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME  
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM  
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR  
COOPERATION.\*\*\***

**EXHIBIT A**

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

EXHIBIT "A"

Lot Twelve (12), Block Four (4), Section Two (2), of the Knight's Forest Subdivision, a subdivision in the Amos Green League, Abstract No. 41, Liberty County, Texas, according to the map or plat thereof recorded in Volume 8, Page 8 of the Map Records of Liberty County, Texas.

OFFICIAL RECORDS  
LIBERTY COUNTY  
PAULETTE WILLIAMS  
COUNTY CLERK  
RECORDING FEE \$83.00  
# 2013004737  
04/11/2013 03:02 PM 19 PGS  
CCHAPMAN, DC Receipt #005555

STATE OF TEXAS  
COUNTY OF LIBERTY }  
I hereby certify that this instrument as FILED in the number sequence  
on the date and at the time stamped hereon by me, and was  
duy RECORDED in the volume and page of the OFFICIAL PUBLIC  
RECORDS of Liberty County, Texas as Stamped hereon by me on

APR 11 2013

*Paulette Williams*  
COUNTY CLERK  
LIBERTY COUNTY, TEXAS