

NOTICE OF TRUSTEE SALE

Contract for Deed Date:
6/26/2000

Buyer(s):
JERRI O'QUINN

Original Seller:
TJR PARTNERSHIP

Current Seller:
Bayview Financial Property Trust

Recorded in:
Volume: 1984
Page: 109
Instrument No: 10310

Property County:
LIBERTY

Servicer:
M&T Bank is representing the Current Seller under a servicing agreement with the Current Seller.

Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: BEING TRACT NO. 15, BLOCK FOUR, SECTION ONE, HIGHWAY 59 ESTATES, LIBERTY COUNTY TEXAS AND BEING THE SAME TRACT OR PARCEL OF LAND AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED VOLUME 9, PAGE 150, LIBERTY COUNTY, TEXAS, WITH ONE 1120 SQUARE FOOT 100% COMPLETE HOME WITH 3 TON CENTRAL AIR AND HEAT, VINYL, CULVERT, AND GRAVEL DRIVEWAY.

Date of Sale: 6/4/2019

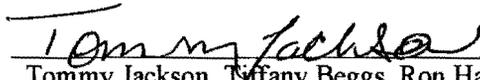
Earliest Time Sale Will Begin: 10am

Place of Sale of Property: SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Appointed 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

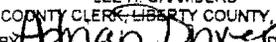
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please Send written notice of the active duty military service to the sender of this notice immediately.



Tommy Jackson, Tiffany Beggs, Ron Harmon or
Carolyn Ciccio
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED
at 1:50 o'clock P M

MAY 14 2019

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

MH File Number: TX-13-19338-FC
Loan Type: Contract For Deed

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Lot Two Hundred Forty-Three (243) of SOUTHERN CROSSING SUBDIVISION, Section IV, an addition in the John Cole Survey, A-158, Liberty County, Texas, according to the map or plat thereof recorded in Volume 10, Page 13 and refiled in Volume 10, Page 14 of the Map Records of Liberty County, Texas.

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

Date: June 4, 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 4:00 P.M.

Place: Liberty County in Liberty, Texas, at the following location: The South door of the Liberty County Courthouse or as designated by the County Commissioners, as the area to conduct Trustee's Sales under the provisions of §51.002 of the Texas Property Code.

The deed of trust permits the beneficiary 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 reschedule foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling 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 beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of the 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 masters 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 be subordinated to the deed of trust. Prospective buyers are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

FILED
at 8:25 o'clock A

MAY 14 2019

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY TEXAS
V. Chambers

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Alicia Rodriguez. The deed of trust is dated June 10, 2016, and is recorded in the office of the County Clerk of Liberty County, Texas under County Clerk's File No. 2016013092, of the Real Property Records of Liberty County, Texas, and Transfer of Lien recorded under County Clerk's File No. 2017001475, of the Real Property Records of Liberty County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to (1) the promissory note in the original principal amount of \$86,011.48, executed by Brad Woosley and Sara Woosley and payable to Alicia Rodriguez through Transfer of Lien recorded under Liberty County Clerk's File No. 2017001475; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Brad Woosley and Sara Woosley to Alicia Rodriguez. Alicia Rodriguez is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of May 13, 2019, there was owed \$91,027.31 on the note, being principal, interest and late fees.

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

Alicia Rodriguez
c/o Brandon E. Benoit
Reid, Strickland & Gillette, L.L.P
P.O. Box 809
Baytown, Texas 77521
Telephone: 281.422.8166

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

DATED: May 13, 2019



Brandon E. Benoit, Substitute Trustee
Reid, Strickland & Gillette, L.L. P
P.O. Box 809
Baytown, Texas 77521
Telephone: 281.422.8166
Fax: 281.428.2962

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF LIBERTY)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JUNE 24, 2015, MARIA D. MATURELL PLANOS conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

Being TRACT NO. 21, Block 3 Out of FIFTY NINE ESTATES, Phase 1, being 1.6300 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 9, Page 150 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$64,052.00 executed by MARIA D. MATURELL PLANOS and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2015014957, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 4TH day of JUNE, 2019, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE. of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on APRIL 23, 2019.

SHANA ELLINGTON
Substitute Trustee

AFTER RECORDING RETURN TO:
5G, LP. A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

at 11:30 FILED A
o'clock M

MAY 13 2019
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Lisa Ann DEPUTY

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: June 04, 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 January 03, 2007 and recorded in Document CLERK'S FILE NO. 2007001570; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2017004595 real property records of LIBERTY County, Texas, with DAVID LEE PORCHE AND EVELYN GENE PORCHE, grantor(s) and WELLS FARGO FINANCIAL TEXAS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAVID LEE PORCHE AND EVELYN GENE PORCHE, securing the payment of the indebtednesses in the original principal amount of \$66,693.72, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO USA HOLDINGS, INC. 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 10:05 o'clock A M

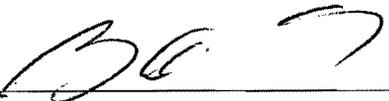
MAY 13 2019

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



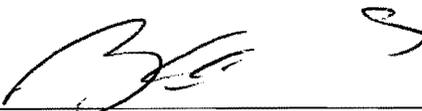
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA whose address is c/o 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.



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 5/13/19 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: 5/13/19

150 PR 6063
DAYTON, TX 77535

0000007405012

0000007405012

LIBERTY

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IS BLOCK 4 OF THE MAYSVILLE ADDITION TO THE WEST LIBERTY TOWN LEAGUE, A-357, LIBERTY COUNTY, TEXAS, SAID LANDS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A 60' X 120' LOT CALLED LOT 13, JANIE SUBDIVISION #2 (UNRECORDED) BEING A PART OF THE WEST 1/2 OF BLOCK 4 OF THE MAYSVILLE ADDITION, WEST LIBERTY TOWN LEAGUE, A-357, LIBERTY COUNTY, TEXAS, AS PER PLAT VOLUME 27, PAGE 262 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, SAID LOT 13 BEING A PART OF THE ORIGINAL 20.5 ACRE TRACT DEEDED TO C. W. SIMMONS AS PER DEED RECORDS IN VOLUME 384, PAGE 1, DEED RECORDS, LIBERTY COUNTY, TEXAS. SAID LOT 13 BEING MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SW CORNER OF SAID LOT 13 AND SAID CORNER BEING ALSO THE SE CORNER OF LOT 24 OF JANIE SUBDIVISION #1 AND BEING LOCATED 263.5 FT NORTH OF THE SOUTH LINE OF SAID 20.5 ACRE TRACT IN BLOCK 4;

THENCE EAST, 120 FT TO THE SE CORNER OF LOT 13, IN THE WEST ROW OF OSCAR STREET (30');

THENCE NORTH 60 FT WITH THE WEST ROW OF OSCAR STREET TO THE NE CORNER OF LOT 13 AND THE SE CORNER OF LOT 12;

THENCE WEST, 120 FT FOR CORNER;

THENCE SOUTH, 60 FT TO THE POINT OF BEGINNING.

SAID LOT BEING THE SAME PROPERTY DEED TO DAVID LEE PORCHE AND WIFE, EVELYN GENE PORCHE BY DEED FROM C.W. SIMMONS DATED 6/16/1987 AND RECORDED UNDER FILE NO. 6677, DEED RECORDS, LIBERTY COUNTY, TEXAS, AND SAID LEGAL DESCRIPTION BEING CORRECTED BY THIS INSTRUMENT.

21605 COUNTY ROAD 3749
CLEVELAND, TX 77327

00000007252257

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: June 04, 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 October 10, 2002 and recorded in Document CLERK'S FILE NO. 2002052774 real property records of LIBERTY County, Texas, with DON R. EASLEY, JR AND KATHY L. EASLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DON R. EASLEY, JR AND KATHY L. EASLEY, securing the payment of the indebtednesses in the original principal amount of \$84,265.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL LLC 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC
345 SAINT PETER STREET
ST. PAUL, MN 55102

at 10:05 FILED
o'clock A M

MAY 13 2019

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



NTSS00000007252257

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.

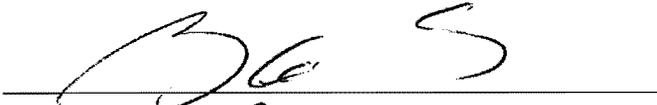
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER 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/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5/13/19 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: 5/13/19

21605 COUNTY ROAD 3749
CLEVELAND, TX 77327

00000007252257

00000007252257

LIBERTY

EXHIBIT "A"

LOT 188 OF SOUTHERN CROSSING SUBDIVISION, SECTION IV, AN ADDITION IN THE JOHN COLE SURVEY, A-158, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 13 AND 14 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.