

**Notice of Foreclosure Sale**

**PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON JULY 2, 2019.**

**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:

CORMIER, BLOCK C, LOT 10, TRACT 3, ACRES .68; together with CORMIER, BLOCK C, LOT 10, TRACT 5, ACRES 1.08; being more particularly described together as follows:

Being a part of the east one-half (E ½) of a 3.57 acre tract of land out of a 6.6 acre tract known as Lot #10 in Volume 67, at page 447 of the Official Public Records of Liberty County, Texas and in a Will recorded in Volume 7, page 379 of the Official Public Records of Liberty County, Texas, and also out of a 132.0 acre tract of land located in the James Martin League, A-73, Liberty County, Texas, as recorded in Volume 67, at page 447 of the Official Public Records of Liberty County, Texas.

Beginning at an iron stake set in the south line of the referenced 6.6 acre tract of land, also North 89° 17' West a distance of 88.20 feet from the southeast corner of the 6.6 acre tract of land for the southeast corner of the 3.57 acre tract of land described on page I of Exhibit "D" to the deed of partition dated December 23, 1981 between Syrus Milton Cormier, Jr., Joseph Harrison Cormier, Isreal Cormier, Octavia Cormier Smith, Lester Cormier, The Estate of Eulis Cormier, Deceased, acting herein by and through Gloria Connier, Independent Executrix of the Estate of Eulis Cormier, Deceased, and Ruth Cormier, Trustee under the Will of Sim Paul Cormier, Deceased and Mary Louis Cormier Davis, Carolyn Ann Cormier Baldwin, Sandra Kay Cormier, Ethel Mae Cormier and Melton Cormier, recorded in Volume 933, at page 891 of the Official Public Records of Liberty County, Texas,

Thence North 89° 17' west a distance of 134 feet, more or less, for the southern most southeast corner of this tract and the beginning point of this tract,

Thence North 89° 17' West a distance of 30 feet, more or less, for the southwest corner of this tract,

Thence North a distance of 473.60 feet to a point in the north line of the referenced 3.57 acre tract for the northwest corner of the tract herein described,

Thence South 89° 17' East a distance of 164 feet for the northeast corner of this tract and the northeast corner of the referenced 3.57 acre tract,

Thence South a distance of 243.60 feet to a point for the northernmost and easternmost southeast corner, Thence North 89° 17' West a distance of 134 feet, more or less, to a point for an interior corner of this tract, and

Thence South a distance of 130.00 feet, more or less, to a point in the south line of the referenced 3.57 acre tract for the southernmost southeast corner of this tract and the place of beginning; Account Nos. 003460-000132-009 and 003460-000132-015.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Deeds of Trust recorded as Document Nos. 2009007423 and 2012007285 of the real property records of Liberty County, Texas and the Assignment(s) of Tax Lien and/or Certified Statement(s) of Transfer of Tax Lien recorded as Document/Instrument Nos. 2011002789 and 2012008323 of the 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: July 2, 2019

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Front steps on south side of courthouse, 1923 Sam Houston, in Liberty, Texas or as otherwise designated by county commissioner's court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deeds 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 Deeds of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deeds 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 Deeds of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deeds of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 Deeds 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 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Liens created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deeds of Trust executed by Diane D. Semien aka Diann Semeon aka Dianne D. Hill.

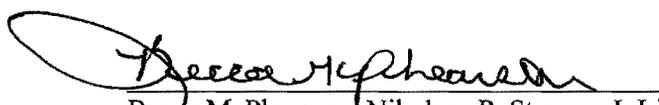
6. *Obligations Secured.* The Deeds of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Notes in the original principal amount of \$7,869.23 and \$8,251.80, executed by Diane D. Semien aka Diann Semeon aka Dianne D. Hill, and payable to the order of Hunter-Kelsey I, LLC and/or Hunter-Kelsey II, LLC; (b) all renewals and extensions of the Notes; and (c) any and all present and future indebtedness of Diane D.S emien aka Diann

Semeon aka Dianne D. Hill to Hunter-Kelsey I, LLC or Hunter-Kelsey II, LLC. Hunter-Kelsey I, LLC and Hunter-Kelsey II, LLC are the current owners and holders of the Obligations and are the beneficiaries under the Deeds of Trust.

Questions concerning the sale may be directed to Dylan Schultz, Nikolaos P. Stavros, J. Lindsey Rusler, or Wendy Storey at 7200 North MoPac Expy., Suite 270, Austin, Texas 78731.

7. *Default and Request to Act.* Default has occurred under the Deeds of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: 12 day of June, 2019



Becca McPhearson, Nikolaos P. Stavros, J. Lindsey Rusler,  
Dylan Schultz, Wendy Storey, or Clinton Holden  
7200 North MoPac Expy., Suite 270  
Austin, TX 78731  
Telephone: (512) 346-6011  
Fax: (512) 346-6005

AFTER POSTING RETURN TO:  
Stavros & Kelly, PLLC  
7200 North MoPac Expy., Suite 270  
Austin, TX 78731  
Tel: (512) 346-6011  
Fax: (512) 346-6005

FILED  
at 5:00 o'clock P M

JUN 6 2019

LEE H. CHAMBERS  
COUNTY CLERK LIBERTY COUNTY, TEXAS  
BY [Signature] DEPUTY

FILED FOR RECORD  
at 9:27 o'clock P M

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**JUN - 6 2019**

**LIBERTY County**

**Deed of Trust Dated:** April 28, 2015

**Amount:** \$147,283.00

**Grantor(s):** HARMON TUCKER SR, JOY HOWARD, LETICIA TUCKER and RICARDO GARCIA

**Original Mortgagee:** NATIONS DIRECT MORTGAGE, LLC DBA MOTIVE LENDING

**Current Mortgagee:** NATIONS DIRECT MORTGAGE, LLC

**Mortgagee Address:** NATIONS DIRECT MORTGAGE, LLC, 1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

**Recording Information:** Document No. 2015006816

**Legal Description:** SEE EXHIBIT "A"

LEE H CHAMBERS  
COUNTY CLERK LIBERTY COUNTY, TEXAS  
*Clayton Macias*

**Date of Sale:** July 2, 2019 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the LIBERTY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

AMY BOWMAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, JULIAN PERRINE, KIM HENSHW, TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY, KINNEY LESTER, WAYNE WHEAT, DANA DENNAN, CINDY DENNAN, BENJAMIN GRIESINGER, STEPHANIE KOHLER, IAN MOSER, TIFFANY BEGGS, CATRENA WARD, VANESSA MCHANAY OR CAROLYN CICCIO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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.

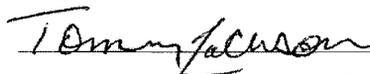
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

  
RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2019-003315

  
Printed Name: Tommy Jackson  
c/o ServiceLink Auction \* Powered by Hudson & Marshall, LLC  
3220 El Camino Real 1<sup>st</sup> Floor  
Irvine, CA 92602

**EXHIBIT "A"**

**A TRACT OR PARCEL CONTAINING 2.603 ACRES (113,398 SQUARE FEET) OF LAND IN THE WILLIAM HARRIS LEAGUE, ABSTRACT NO. 51, IN LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A 20 ACRE TRACT CONVEYED TO LEONARD MOSS DESCRIBED IN VOLUME 363, PAGE 287 OF THE LIBERTY COUNTY DEED RECORDS, BEING THE COMBINED AREA OF A 1.11 ACRE TRACT CONVEYED TO BOBBY NED RAO AND PATRICIA ANN RAO, DESCRIBED IN VOLUME 649, PAGE 411 AND THE RESIDUE OF A TRACT OF LAND CONVEYED TO BOBBY NED RAO AND PATRICIA ANN RAO, DESCRIBED IN VOLUME 705, PAGE 863 OF THE DEED RECORDS OF LIBERTY COUNTY, SAID 2.603 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:**

**BEGINNING AT A MAG NAIL WITH SHINER FOUND IN THE SOUTH LINE OF COUNTY ROAD 140, BEING THE NORTHWEST CORNER OF A 30 FOOT ROAD EASEMENT DESCRIBED IN VOLUME 634, PAGE 63 OF THE LIBERTY COUNTY DEED RECORDS, IN THE EAST LINE OF SAID 20 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID TRACT ONE DESCRIBED IN VOLUME 649, PAGE 411 OF THE DEED RECORDS OF LIBERTY COUNTY, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;**

**THENCE SOUTH 04 DEGREES 27 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF SAID 20 ACRES, WITH THE WEST LINE OF SAID 30 FOOT ROAD EASEMENT, PASS AT 117.00 FEET THE SOUTHEAST CORNER OF SAID TRACT ONE, IN ALL A DISTANCE OF 230.72 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER;**

**THENCE SOUTH 85 DEGREES 30 MINUTES 17 SECONDS WEST, ALONG THE NORTH LINE OF A CALLED 0.37 ACRE TRACT DESCRIBED IN SAID CLERKS FILE NO. 2009005352 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 133.61 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR INTERIOR CORNER;**

**THENCE SOUTH 10 DEGREES 59 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID 0.37 ACRE TRACT, A DISTANCE OF 130.52 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR INTERIOR CORNER;**

**THENCE NORTH 64 DEGREES 58 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 0.37 ACRE TRACT, A DISTANCE OF 126.84 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND IN THE WEST LINE OF SAID 30 FOOT ROAD EASEMENT;**

**THENCE SOUTH 04 DEGREES 27 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF SAID 20 ACRES, WITH THE WEST LINE OF SAID 30 FOOT ROAD EASEMENT, A DISTANCE OF 209.03 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT TWO AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE SOUTH 85 DEGREES 32 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT TWO, WITH THE NORTH LINE OF A CALLED 2.806 ACRE TRACT CONVEYED TO WILLIAM NEELY, DESCRIBED IN FILE NUMBER 2004015707 OF THE OFFICIAL RECORDS OF LIBERTY COUNTY, A DISTANCE OF 225.93 FEET TO AN IRON FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

THENCE NORTH 03 DEGREES 37 MINUTES 11 SECONDS WEST, ALONG THE EAST OCCUPIED LINE OF A CALLED 1.5 ACRE TRACT CONVEYED TO MICHAEL ORTEGA DESCRIBED IN CLERKS FILE NO. 2008014450 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 121.83 FEET TO A ½ INCH CAPPED IRON ROD FOUND FOR INTERIOR CORNER;

THENCE SOUTH 86 DEGREES 58 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID ORTEGA TRACT, A DISTANCE OF 22.38 FEET TO THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 04 DEGREES 27 MINUTES 56 SECONDS WEST, PASS AT 205.35 FEET THE SOUTHWEST CORNER OF SAID TRACT ONE, IN ALL A DISTANCE OF 405.35 FEET TO A MAG NAIL FOUND IN THE SOUTHERLY EDGE OF AN ASPHALT ROAD, COUNTY ROAD 140, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 10 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF SAID COUNTY ROAD 140, WITH THE NORTH LINE OF TRACT ONE, A DISTANCE OF 246.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.603 ACRES OF LAND, MORE OR LESS.