

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: FIELD NOTES OF A TRACT OF LAND CONTAINING 0.24 ACRES SITUATED IN THE B.C. FRANKLIN SURVEY, ABSTRACT 196, LIBERTY COUNTY, TEXAS AND BEING THE RESIDUE OF LOT 9, BLOCK 5, WHITTINGTON EXTENSION, A SUBDIVISION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THERE OF RECORDED IN VOLUME 2, PAGE 161 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED TO BART ALAN MOSS RECORDED BY DEED IN VOLUME 1930, PAGE 616 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.24 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND AND THE CALLED BEARING IN THE EAST LINE OF SAID BLOCK 5 WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.
BEGINNING AT A 1/2 INCH CAPPED IRON ROD MARKED H&H LAND, SET, IN THE WEST RIGHT-OF-WAY LINE OF EAST STREET (40 FOOT RIGHT-OF-WAY), THE EASTERLY COMMON LOT CORNER OF LOT 9 AND 15 OF SAID BLOCK 5 AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCHES IRON ROD, FOUND, BEING THE EASTERLY COMMON LOT CORNER OF LOT 18 AND 19 OF SAID BLOCK 5 BEARS SOUTH, A DISTANCE OF 294.70 FEET;
THENCE, SOUTH 78 DEGREES 52 MINUTES 31 SECONDS WEST, ALONG THE COMMON LOT LINE OF SAID LOT 9 AND 15, A DISTANCE OF 121.28 FEET TO A 1/2 INCH CAPPED IRON ROD MARKED H&H LAND, SET, BEING THE COMMON LOT CORNER OF LOT 7, 9, 10 AND 15 OF SAID BLOCK 5 AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH, ALONG THE COMMON LOT LINE OF SAID LOT 7 AND 9, A DISTANCE OF 99.30 FEET TO A 1/2 INCH CAPPED IRON ROD MARKED H&H LAND, SET, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO HENRY LEE BOUDREAUX, III RECORDED BY DEED IN VOLUME 1667, PAGE 856 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, EAST, ALONG THE SOUTH LINE OF SAID BOUDREAUX TRACT, A DISTANCE OF 119.00 FEET TO A 1/2 INCH CAPPED IRON ROD MARKED H&H LAND, SET, IN THE WEST RIGHT-OF-WAY LINE OF SAID EAST STREET, THE EAST LINE OF SAID LOT 9, THE SOUTHEAST CORNER OF SAID BOUDREAUX TRACT AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID EAST STREET AND THE EAST LINE OF SAID LOT 9, A DISTANCE OF 75.90 FEET TO THE "POINT OF BEGINNING" AND CONTAINING 0.24 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/10/2017 and recorded in Document 2017006288 real property records of Liberty County, Texas. Re-filed in Document 2018002461 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: 07/07/2020

Time: 10:00 AM

Place: Liberty County, Texas at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-ON THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by SETH T. MOOR AND RESHEA MOOR, provides that it secures the payment of the indebtedness in the original principal amount of \$165,656.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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





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

Certificate of Posting

I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6-4-20 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.

2:44 FILED
o'clock P M

JUN -4 2020

BEY CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT NO 12 BLOCK NO 1 OF THE KINDT SUBDIVISION TO THE TOWN OF DAYTON BEING THAT LOT IN SAID SUBDIVISION WHICH IS LOCATED IN THE LOT NO 1 BLOCK NO 38 OF THE ORIGINAL TOWN OF DAYTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 PAGE 23 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/11/2004 and recorded in Document 2004012243 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: 07/07/2020
Time: 11:00 AM
Place: Liberty County, Texas at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-ON THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by DARRYL HARRISON AND ROSE M. FORD HARRISON, provides that it secures the payment of the indebtedness in the original principal amount of \$60,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8 c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8 obtained a Order from the UNITED STATES DISTRICT COURT - EASTERN DISTRICT OF TEXAS, BEAUMONT DIVISION on 05/18/2020 under Cause No. 1:19-CV-00453. 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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

2:44 LED
at 2:44 PM
JUN -4 2020
COUNTY CLERK - CHAMBERS
LIBERTY COUNTY, TEXAS
[Signature]

Certificate of Posting

I am [Signature] whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6-4-20 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.



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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 30, 2013, executed by JOSE A. ARMENDARIZ, A SINGLE PERSON ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 2013013293, Official Public Records of Liberty County, Texas, Mortgagee appoints K. Clifford Littlefield, Andrew Schuster, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, Tommy Jackson, Ron Harmon, Keata Smith or Carolyn Ciccio, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, or Carol Agnew Baker, Robert Baker or Destiny Johnson, whose business address is 2306 Mast Court, Kingwood, Texas 77339, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 7, 2020**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Liberty County Courthouse at the place designated by the Commissioner's Court for such sales in Liberty County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2003 CMH Manufactured Home, Serial No. HITX09912943AB.

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.

EXECUTED this 26th day of May, 2020.

at 12:20 FILED P
o'clock

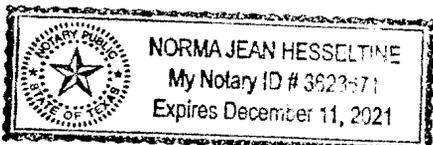
JUN - 1 2020

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

K. CLIFFORD LITTLEFIELD
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 26th day of May, 2020, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot 15 in Block 8 of Walnut Creek II Subdivision, an addition in the Theodore Dorsett Survey, A-27, Liberty County, Texas, according to the map or plat thereof recorded in Volume 9, Page 102 of the Map Records of Liberty County, Texas.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

Notice of Trustee's Sale

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

T.S. #: CDS20-10267 Loan #: PNS Investors, LLC

1. **Property To Be Sold.** The property to be sold is described as follows:
Lot 14 of TARKINGTON LAKE ESTATES, SECTION 1, an addition in the MOSES DONAHO Survey, A-25, Liberty County, Texas, according to the map or plat thereof recorded in Volume 9, Page 80 of the Map Records of Liberty County, Texas.
Commonly Known as: 1831 County Road 2235, Cleveland, TX 77327
2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time and place:

Date: 07/07/2020

Time: 10:00 AM

Place: THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON, LIBERTY TX

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 rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas property 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 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 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.

4. **Type of sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by PNS Investors, LLC. The deed of trust is dated 08/31/2018, and is recorded in the office of the County Clerk of Liberty County, Texas, under County Clerk's File No. 2018019415, 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 \$85,850.00, executed by PNS Investors, LLC., and payable to the order of Boomerang Finance, LLC predecessor-in-interest to Boomerang Finance SUB-REIT, LLC, the current holder; (2) all renewals and extensions of the note; and (3) any and all other obligations of PNS Investors, LLC. to the current holder of the deed of trust

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
Boomerang Finance SUB-REIT, LLC, successor-in-interest to Boomerang Finance, LLC
c/o Commercial Default Services, LLC
4665 MacArthur Ct., Suite 200
Newport Beach, CA 92660
949-258-8960

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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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:

Commercial Default Services or Tina Suihkonen or
Tommy Jackson or Ron Harmon or Tiffany Beggs or
Carolyn Ciccio, *Keata Smith*

Tommy Jackson

at 2:44 FILED
clock _____ P _____ M

JUN -4 2020

LEE CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
DEPUTY

Notice of Foreclosure Sale

June 3, 2020

Deed of Trust ("Deed of Trust"):

Dated: June 24, 2016

at 10:46 FILED
of clock A M

Grantor: Michael Ray Kennedy

JUN -4 2020

Substitute Trustee: Christina Varela Chrisco

LEE H. CHAMBERLAIN
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Christina Varela Chrisco

Lender: The First Liberty National Bank

Recorded in: Instrument Number 2016010699 of the real property records of Liberty County, Texas

Legal Description: Lot 7 in Block 3 of Woodway Subdivision, an addition in the Joseph Dugat Survey, A-175, Liberty County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 205, 206, and 207, of the Map Records of Liberty County, Texas, together with improvements located thereon.

Secures: Promissory Note ("Note") in the original principal amount of \$42,750.00, executed by Michael Ray Kennedy ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, July 7, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: 1923 Sam Houston Street, Liberty, Texas on the south side steps of the courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that The First Liberty National Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, The First Liberty National Bank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of The First Liberty National Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The First Liberty National Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If The First Liberty National Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by The First Liberty National Bank. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Christina Varela Chrisco

Attorney for Mortgagee

Stratton Law Firm

609 Travis Street

Liberty, TX 77575

(936) 336-5766

christina.varela@cbrucestratton.com