

FILED  
at 10:15 o'clock A M

JUN 11 2019

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

1544 WEST WOODLAND HILLS DRIVE  
DAYTON, TX 77535

0000007883457

**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: August 06, 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 February 09, 2004 and recorded in Document CLERK'S FILE NO. 2004003038, AS AFFECTED BY MODIFICATION ON CLERK'S FILE NO. 2015021978 real property records of LIBERTY County, Texas, with ARCHIE WILLIAMS AND SHERRY MILLER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ARCHIE WILLIAMS AND SHERRY MILLER, securing the payment of the indebtednesses in the original principal amount of \$77,667.00, 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



NTSS0000007883457

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.

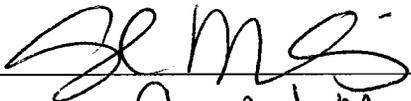
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER 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 Crystal M. 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 6-11-19 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: Crystal M. Arsiaga

Date: 6-11-19

1544 WEST WOODLAND HILLS DRIVE  
DAYTON, TX 77535

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LIBERTY

**EXHIBIT A**

LOT 14 IN BLOCK 5 OF WEST WOODLAND HILLS II SUBDIVISION, AN ADDITION IN THE REASON GREEN SURVEY, A-43, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 86 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. MAKE PALM HARBOR VIN NUMBER H058217AB YEAR BUILT 1993

at 10:15 FILED o'clock A M

JUN 11 2019

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

21660 COUNTY ROAD 37492  
CLEVELAND, TX 77327

00000007519978

**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: August 06, 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 April 26, 2007 and recorded in Document CLERK'S FILE NO. 2007006282 real property records of LIBERTY County, Texas, with VANESSA M BALL AND MATTHEW G BALL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by VANESSA M BALL AND MATTHEW G BALL, securing the payment of the indebtednesses in the original principal amount of \$138,649.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219



NTSS00000007519978

21660 COUNTY ROAD 37492  
CLEVELAND, TX 77327

00000007519978

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.

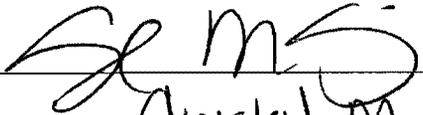
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER 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 Crystal M. 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 6-11-19 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: Crystal M. Arsiaga  
Date: 6-11-19

21660 COUNTY ROAD 37492  
CLEVELAND, TX 77327

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LIBERTY



LOT TWO HUNDRED THIRTY-THREE (233) OF SOUTHERN CROSSING, SECTION FOUR (4) AN ADDITION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10 PAGE 14 OF THE PLAT RECORDS OF LIBERTY COUNTY, TEXAS.

18-245824

JUN 13 2019

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

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> August 6, 2004	<b>Original Mortgagor/Grantor:</b> GLORIA R. HAMILTON
<b>Original Beneficiary / Mortgagee:</b> NEATHERLIN HOMES INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-1 F/K/A GREEN TREE SERVICING LLC
<b>Recorded in:</b> <b>Volume:</b> <b>Page:</b> <b>Instrument No:</b>	<b>Property County:</b> LIBERTY
<b>Mortgage Servicer:</b> DITECH FINANCIAL, LLC.	<b>Mortgage Servicer's Address:</b> 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

\* 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 property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$308,613.60, executed by GLORIA HAMILTON and payable to the order of Lender.

**Property Address/Mailing Address:** 13335 FARM TO MARKET 787, CLEVELAND, TX 77327

**Legal Description of Property to be Sold:** BEING ALL THAT TRACT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.50 ACRES OF LAND SITUATED IN THE SPENCER KIRKHAM SURVEY, ABSTRACT NO. 57, LIBERTY COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED ELIZABETH ROBERTS TRACT, AND BEING OUT OF THAT SAME CERTAIN CALLED JIMMIE L. ROBERTS TRACT AS DESCRIBED IN BOOK 184, PAGE 290, AND FURTHER BEING OUT OF A CALLED 2.5064 ACRE TRACT REFERRED TO AS PARTITION TRACT "F" AS SHOWN ON A MAP OR PLAT RECORDED IN VOLUME 1547, PAGE 67 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY SAID 1.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT

TO FIND THE PLACE OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND IN THE SOUTH LINE OF A CALLED 3.38 ACRE TRACT AS DESCRIBED IN VOLUME 820, PAGE 683, L.C.D R FOR THE NORTHWEST CORNER OF A CALLED KIRBY FOREST PRODUCTS 1.890 ACRE TRACT AS DESCRIBED IN VOLUME 824, PAGE 393, L C D R FROM WHICH THE ORIGINAL NORTHEAST CORNER OF THE J L ROBERTS 47 ACRE TRACT BEARS NORTH 79 DEGREES 59 MINUTES 59 SECONDS EAST, A DISTANCE OF 741 60 FEET;

THENCE SOUTH 6 DEGREES 05 MINUTES 20 SECONDS EAST, A DISTANCE OF 583 62 FEET TO A CONCRETE MONUMENT FOUND IN THE NORTH RIGHT-OF-WAY OF F M NO. 787, (OLD S H NO 105) FOR THE SOUTHWEST CORNER OF THE 1.890 ACRE TRACT,

THENCE NORTH 55 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 170 00 FEET WITH THE HIGHWAY NORTH RIGHT-OF-WAY TO THE EAST LINE OF THE CALLED ROBERTS 47 ACRE



TRACT;

THENCE SOUTH 4 DEGREES 26 MINUTES 07 SECONDS EAST, A DISTANCE OF 116.12 FEET CROSSING THE HIGHWAY ALONG THE EAST LINE OF THE 47 ACRE TRACT TO FENCE CORNER POST FOUND IN THE SOUTH RIGHT-OF-WAY OF SAID HIGHWAY,

THENCE SOUTH 55 DEGREES 52 MINUTES 58 SECONDS WEST, A DISTANCE OF 1019.28 FEET WITH THE SOUTH RIGHT-OF-WAY OF F M 787 TO A ½ INCH IRON ROD SET FOR CORNER FOR THE PLACE OF BEGINNING;

THENCE SOUTH 4 DEGREES 04 MINUTES 56 SECONDS EAST, A DISTANCE OF 425.82 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE SOUTH 80 DEGREES 07 MINUTES 05 SECONDS WEST, A DISTANCE OF 170.40 FEET WITH THE NORTH LINE OF THE JOHNSON TRACT TO A ½ INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT,

THENCE NORTH 4 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 345.03 FEET TO A ½ INCH IRON ROD SET IN THE SOUTH RIGHT-OF-WAY OF SAID F M 787 FOR THE NORTHWEST CORNER OF THIS TRACT,

THENCE NORTH 55 DEGREES 52 MINUTES 58 SECONDS EAST, A DISTANCE OF 195.82 FEET TO THE PLACE OF BEGINNING CONTAINING 65340 SQUARE FEET OF 1.50 ACRES.

<b>Date of Sale:</b> 8/6/2019	<b>Earliest time Sale will begin:</b> 10:00AM
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**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 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 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-1*, the owner and holder of the Note, has requested Tommy Jackson, Tiffany Beggs, Ron Harmon or Carolyn Ciccio, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2005-1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Tommy Jackson, Tiffany Beggs, Ron Harmon or Carolyn Ciccio, 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 Tommy Jackson, Tiffany Beggs, Ron Harmon or Carolyn Ciccio, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

  
/s/William Attmore

William Attmore

Attorney for DITECH FINANCIAL LLC

State Bar No.: 24064844

wattmore@rascrane.com

RAS CRANE, LLC / Attorney for Mortgagee

1900 Enchanted Way, Suite 125

Grapevine, TX 76051

Telephone: 817-873-3080

Facsimile: (817)796-6079