

807 SOUTH COLBERT STREET
DAYTON, TX 77535

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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 July 17, 2007 and recorded in Document CLERK'S FILE NO. 2007009927 real property records of LIBERTY County, Texas, with DAVID W WALKER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAVID W WALKER, securing the payment of the indebtednesses in the original principal amount of \$93,263.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

FILED
at 10:35 o'clock P M

JUN 6 2019

LEE H CHAMBERS
COUNTY CLERK LIBERTY COUNTY TEXAS
BY: *W. Monica Sem*



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807 SOUTH COLBERT STREET
DAYTON, TX 77535

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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.

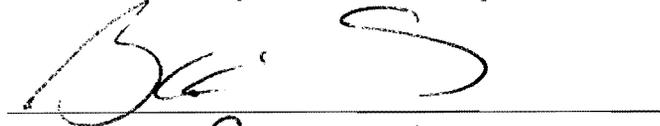
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER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

EXHIBIT 'A'

A TRACT OR PARCEL OF LAND CONTAINING 0.6696 ACRE BEING THE NORTHERLY 116.67 FEET OUT OF A CERTAIN 1.000 ACRE TRACT OUT OF LOT 1, BLOCK 22 OF THE TOWN OF DAYTON AS DELINEATED ON MAP OR PLAT RECORDED IN VOLUME N, PAGE 421 OF THE DEED RECORDS OF LIBERTY COUNTY BEING OUT OF THE LIBERTY TOWN NORTH LEAGUE, ABSTRACT 356 IN LIBERTY COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED TO TYRONE AND KAREN SMITH IN INSTRUMENT DATED FEBRUARY 28, 1997 AND ALSO TO BE CONVEYED TO GWENDOLYN ROBINSON AND DESCRIBED IN VOLUME 1657, PAGE 557 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY SAID 0.6696 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A 3/8 INCH IRON ROD SET AT THE SOUTH CORNER OF THIS 0.6696 ACRE TRACT LOCATED NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 50.00 FT. FROM A 1/2 INCH IRON ROD FOUND WITH CAP MARKING THE WEST CORNER OF THE BOBBIE GENE ROBERTS 0.500 ACRE TRACT AND MARKING THE WEST CORNER OF A 0.2869 ACRE TRACT 9 BEING PART OF THE ORIGINAL 1.000 ACRE TRACT OF WHICH THIS TRACT IS A PART ALSO LOCATED NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 258.71 FT. FROM A 1/2 INCH IRON ROD FOUND WITH CAP AT THE SOUTH CORNER OF SAID ROBERTS TRACT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH COLBERT STREET (40 FT. RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY LINE OF LUKE STREET (40 FT. RIGHT-OF-WAY);

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH COLBERT STREET A DISTANCE OF 116.67 FT. TO A 3/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF A 20 FT. INGRESS EGRESS STRIP RESERVED IN INSTRUMENT FOR 7.25 ACRE ORELIA P. ADAMS TRACT (NO RECORD FOUND) AND LOCATED SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FT. FROM A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF THE AMANDA WALKER 0.88 ACRE TRACT DESCRIBED IN INSTRUMENT DATED NOVEMBER 15, 2001 RECORDED IN VOLUME 1928, PAGE 750 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST WITH THE SOUTHEAST BOUNDARY OF SAID 20 FT. INGRESS STRIP A DISTANCE OF 250.00 FT. TO A 3/8 INCH IRON ROD SET MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED 0.6696 ACRE TRACT AND THE ORIGINAL NORTH CORNER OF SAID 1.000 ACRE TRACT AND MARKING A RE-ENTRANT CORNER OF SAID ORELIA P. ADAMS 7.25 ACRE TRACT;

THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 116.67 FT. TO A 3/8 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID 0.2869 ACRE TRACT 9 AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST CROSSING OVER SAID 1.000 ACRE TRACT AND 50 FT NORTHWESTERLY AND PARALLEL TO AND PERPENDICULARLY DISTANT FROM THE SOUTHEAST BOUNDARY OF SAID 1.000 ACRE TRACT A DISTANCE OF 250.00 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.6696 ACRE OF LAND AND BEING KNOWN AS 807 SOUTH COLBERT STREET, DAYTON, TEXAS 77535.

JUN - 6 2019

NOTICE OF FORECLOSURE SALE

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

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 13 IN BLOCK 4 OF HOLTS FIRST ADDITION, AN ADDITION IN THE H & T C RR SURVEY NO 106, A-769, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 127 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/21/2011 and recorded in Document 2011004521 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: 08/06/2019

Time: 10:00 AM

Place: Liberty County, Texas at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS 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.

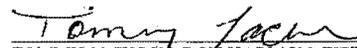
5. **Obligations Secured.** The Deed of Trust executed by SHIRLEY PORCHIA, provides that it secures the payment of the indebtedness in the original principal amount of \$45,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR HECM ACQUISITION TRUST 2018-3, WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually, but solely as trustee is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR HECM ACQUISITION TRUST 2018-3, WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually, but solely as trustee c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd. Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** NATIONSTAR HECM ACQUISITION TRUST 2018-3, WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually, but solely as trustee obtained a Order from the 253rd District Court of Liberty County on 05/29/2019 under Cause No. CV1914435. 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 TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY, 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
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TOMMY JACKSON, RON HARMON, TIFFANY BEGGS,
MARGIE ALLEN OR KYLE BARCLAY
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 6-6-19 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.

