

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: 10.00 ACRES OF LAND BEING LOTS 1B AND 1C OF CORTINA ACRES, A SUBDIVISION LOCATED IN THE H. & T.C. RR. SURVEY NO. 155, A-266, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2008005517 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/01/2016 and recorded in Document 2016004120 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.

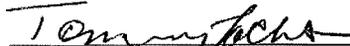
5. *Obligations Secured.* The Deed of Trust executed by NORMAN JOEL ESCOBAR JR AND JAMY FLORES ESCOBAR, provides that it secures the payment of the indebtedness in the original principal amount of \$92,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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 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 6/20/19 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.

at 9:30 FILED A o'clock A M

JUN 20 2019

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY TEXAS
by Veronica Sierra



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 18, 2011 and recorded in Document CLERK'S FILE NO. 2011004159, AS AFFECTED BY MODIFICATION ON CLERK'S FILE NO. 2017016092 real property records of LIBERTY County, Texas, with BRACEY LYNN THACKER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRACEY LYNN THACKER, securing the payment of the indebtednesses in the original principal amount of \$89,357.00, 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 10:10 o'clock A M

JUN 20 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Veronica Serrano* 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 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 6-20-19 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

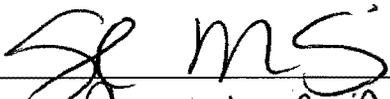

Declarants Name: Crystal M. Arsiaga
Date: 6-20-19

EXHIBIT "A"

TRACT 1

A TRACT OR PARCEL OF LAND CONTAINING 0.551 ACRE BEING KNOWN AS LOT 17 OF AN UNRECORDED SUBDIVISION OUT OF THE DOROTHY F. GALLOWAY 8.7293 ACRE TRACT IN THE VICTOR BLANCHETTE SURVEY, ABSTRACT 142 DESCRIBED IN INSTRUMENT IN VOLUME 713, PAGE 451 OF THE OFFICIAL RECORDS OF LIBERTY COUNTY SAID 0.551 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF THE ORIGINAL 72.449 ACRE PARENT TRACT AND ALSO THE NORTHWEST CORNER OF SAID VICTOR BLANCHETTE SURVEY, ABSTRACT 142 AND THE NORTHEAST CORNER OF THE THEO DORSETT LEAGUE, ABSTRACT 175 IN LIBERTY COUNTY;

THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS EAST WITH SAID SURVEY LINE A DISTANCE OF 35.02 FT. TO A POINT AT THE NORTHEAST CORNER OF A 35.00 FT. WIDE INGRESS EGRESS EASEMENT CALLED TRACT 2 CONTAINING 2.665 ACRES OF LAND,

THENCE SOUTH 02 DEGREES 42 MINUTES 22 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID 35.00 FT. WIDE EASEMENT CALLED COUNTY ROAD NO. 4019 AT THIS TIME A DISTANCE OF 2999.84 FT. (EQUALS CALL DISTANCE) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED 0.551 ACRE TRACT CONVEYED TO DEUTSCHE BANK IN INSTRUMENT RECORDED IN CLERKS FILE NO 2004-007264 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND MARKING THE NORTHEAST CORNER OF THE BETTY SOLIS 1.8365 ACRE TRACT BEING IN THE EAST BOUNDARY OF SAID ROAD RIGHT-OF-WAY;

THENCE NORTH 02 DEGREES 42 MINUTES 22 SECONDS EAST WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 4019 OR 2.665 ACRE INGRESS EGRESS TRACT 2 A DISTANCE OF 128.75 FT. TO A 1/2 INCH IRON ROD AT AN ANGLE IRON FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT 17 AND THE SOUTHWEST CORNER OF LOT 18 CONVEYED TO WILLIAM FISHER IN INSTRUMENTS RECORDED IN VOLUME 1670, PAGE 621 OF THE OFFICIAL PROPERTY RECORDS OF LIBERTY COUNTY AND ALSO IN VOLUME 1619, PAGE 59 OF THE OFFICIAL PROPERTY RECORDS OF LIBERTY COUNTY;

THENCE NORTH 67 DEGREES 20 MINUTES 14 SECONDS EAST WITH THE DIVISION LINE BETWEEN SAID FISHER TRACT AND THE HEREIN DESCRIBED 0.551 ACRE LOT 17 A DISTANCE OF 192.50 FT. TO A 3/8 INCH IRON ROD SET AT THE NORTHEAST CORNER OF LOT 17 AND THE SOUTHEASTERLY CORNER OF LOT 18, THE SOUTHWEST CORNER OF LOT 23 CONVEYED TO JAMES BROCKMAN IN INSTRUMENT RECORDED IN VOLUME 1455, PAGE 346 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND MARKING THE NORTHWEST CORNER OF THE JAMES BROWN LOT 22 DESCRIBED IN INSTRUMENT IN VOLUME 1457, PAGE 202 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY;

THENCE SOUTH 09 DEGREES 17 MINUTES 00 SECONDS EAST WITH THE DIVISION LINE BETWEEN LOTS 22 AND 17 A DISTANCE OF 119.57 FT TO A 3/8 INCH IRON ROD SET AT AN IRON BAR MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF BROWN TRACT IN THE NORTHERLY BOUNDARY OF SAID BETTY SOLIS TRACT;

THENCE SOUTH 67 DEGREES 20 MINUTES 14 SECONDS WEST WITH THE NORTH BOUNDARY LINE OF SAID SOLIS TRACT AND THE SOUTH LINE OF LOT 17 A DISTANCE OF 220.00 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.551 ACRE OF LAND AND BEING KNOWN AS 14602 COUNTY ROAD NO. 4019 (SOLIS ROAD, MOUNT BELVIEW, TEXAS 77580

TRACT 2;

THE FOLLOWING DESCRIBED EASEMENT IS FOR THE PURPOSE OF INGRESS AND EGRESS

BEGINNING AT A CONCRETE MONUMENT FOR THE NORTHWEST CORNER OF THIS EASEMENT, THE NORTHWEST

CORNER OF SAID 72.449 ACRE TRACT OF LAND, THE NORTHWEST CORNER OF THE BLANCHET SURVEY, THE NORTHWEST CORNER OF TRACT NO. 1A OF THIS SURVEY AND THE NORTHEAST CORNER OF THE DORSETT SURVEY;

THENCE SOUTH 89° 00' 00" WEST WITH THE EAST LINE OF THIS EASEMENT, THE NORTH LINE OF THE BLANCHET SURVEY AND THE NORTH LINE OF TRACT NO. 1A A DISTANCE OF 35.02 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS EASEMENT;

THENCE SOUTH 02° 42' 22" WEST WITH THE EAST LINE OF THIS EASEMENT AT 2999.84 FEET THE SOUTH LINE OF TRACT NO. 8A AND THE NORTH LINE OF GORDON A. SOLIS 1.8365 ACRE TRACT OF LAND, IN ALL A TOTAL DISTANCE OF 3326.37 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS EASEMENT IN THE NORTH RIGHT-OF-WAY LINE OF A 60 FOOT COUNTY ROAD;

THENCE NORTH 64° 47' 27" WEST WITH THE SOUTH LINE OF THIS EASEMENT AND THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 37.89 FEET TO AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS EASEMENT AND THE SOUTHWEST CORNER OF SAID SOLIS 1.8365 ACRE TRACT OF LAND IN THE WEST LINE OF SAID 72.449 ACRE TRACT OF LAND, THE WEST LINE OF THE BLANCHET SURVEY AND THE EAST LINE OF THE DORSETT SURVEY;

THENCE NORTH 02° 42' 22" EAST WITH THE WEST LINE OF THIS EASEMENT, THE WEST LINE OF SAID 72.339 ACRE TRACT THE WEST LINE OF THE BLANCHET SURVEY AND THE EAST LINE OF THE DORSETT SURVEY, AT 335.53 FEET THE SOUTHWEST CORNER OF TRACT NO. 8A AND THE NORTHWEST CORNER OF SAID SOLIS 1.8365 ACRE TRACT OF LAND, M ALL A TOTAL DISTANCE OF 3310.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING WITHIN SAID BOUNDARIES 2.6665 ACRES OF LAND.

1622 S CR 486
DAYTON, TX 77535

0000008304289

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, 2017 and recorded in Document CLERK'S FILE NO. 2017013458 real property records of LIBERTY County, Texas, with JEFFREY HOLLOWAY JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEFFREY HOLLOWAY JR, securing the payment of the indebtednesses in the original principal amount of \$204,232.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. 1ST ALLIANCE LENDING, 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

FILED
at 10:10 o'clock A M

JUN 20 2019

LEE H CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Veronica Sum 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.

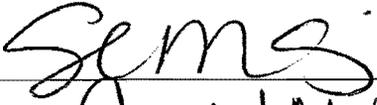
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 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 6-20-19 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: 6-20-19

1622 S CR 486
DAYTON, TX 77535

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0000008304289

LIBERTY

EXHIBIT "A"

BEING A TRACT OF LAND CONTAINING 9.9761 ACRES (434,559 SQUARE FEET), SITUATED IN THE GEORGE ANN ARMSTRONG SURVEY, ABSTRACT 841, LIBERTY COUNTY, TEXAS, BEING ALL OF A TRACT CONVEYED UNTO CHRIS RUNNELLS BY DEED RECORDED IN VOLUME 1377, PAGE 222, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 9.9761-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GEORGE ANN ARMSTRONG SURVEY:

THENCE NORTH 09 DEGREES 20' 00" WEST, A DISTANCE OF 4,012.81 FEET TO THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 81 DEGREES 00' 00" EAST, A DISTANCE OF 2,380.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 486 FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 05 DEGREES 03' 00" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 486, A DISTANCE OF 182.50 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 81 DEGREES 00' 00" WEST, A DISTANCE OF 2,393.72 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED (FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS SOUTH 81 DEGREES 00' WEST, A DISTANCE OF 13.4 FEET)

THENCE SOUTH 09 DEGREES 20' 00" EAST, A DISTANCE OF 182.07 FEET (CALLED 178.58 FEET) TO THE POINT OF BEGINNING AND CONTAINING 9.9761 ACRES (434.559 SQUARE FEET), MORE OR LESS.