

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 07, 2018

Time: The sale will begin at 10:00AM 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.

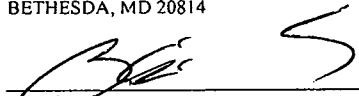
3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 30, 2014 and recorded in Document CLERK'S FILE NO. 2014013192, real property records of LIBERTY County, Texas, with WILLIAM MANLEY, grantor(s) and VISIO FINANCIAL SERVICES, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIAM MANLEY, securing the payment of the indebtednesses in the original principal amount of \$29,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. VFS ARCTOS, 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. BSI FINANCIAL SERVICES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BSI FINANCIAL SERVICES
7500 OLD GEORGETOWN ROAD SUITE 1300
BETHESDA, MD 20814


MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is GILBERT ARSIAGA, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 6/25/18 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Declarant's Name: GILBERT ARSIAGA
Date: 6/25/18

Certificate of Posting

FILED
at 11:30 o'clock A.M.

JUN 25 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Adnan D. Dwyer DEPUTY



EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEING 1/3 OF AN ACRE OF LAND OUT OF THE T.D. YOCUM SURVEY ABSTRACT NO. 125, LIBERTY COUNTY, TEXAS, ALSO BEING PART OF THE CERTAIN ONE (1) ACRE OF TRACT RECORDED IN VOLUME 527, PAGE 636 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT THE SW CORNER OF SAID ONE (1) ACRE TRACT OF LAND SAME BEING THE SW AND BEGINNING CORNER OF THIS TRACT; THENCE EAST ALONG THE SOUTH LINE OF ONE ACRE A DISTANCE OF 208.77 FEET TO SE CORNER OF THIS TRACT SAME BEING THE SE CORNER OF SAID ONE ACRE; THENCE NORTH ALONG THE EAST LINE OF SAID ONE ACRE A DISTANCE OF 69.59 FEET TO A POINT IN THE EAST LINE OF SAID ONE ACRE SAME BEING THE NE CORNER OF THIS TRACT; THENCE WEST A DISTANCE OF 208.77 FEET TO A POINT IN THE WEST LINE OF SAID ONE ACRE; THENCE SOUTH ALONG THE WEST LINE OF SAID ONE ACRE A DISTANCE OF 69.59 FEET TO THE PLACE OF BEGINNING. AKA 28 COUNTY ROAD 1331, LIBERTY, TEXAS 77575 CAD #00125-000108-000



NOS0000007600463

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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1. Date, Time, and Place of Sale.

Date: August 07, 2018

Time: The sale will begin at 10:00AM 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 May 18, 2004 and recorded in Document CLERK'S FILE NO. 2004007980 real property records of LIBERTY County, Texas, with JASON E TRAHAN AND KACEY L HIGGINBOTHAM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JASON E TRAHAN AND KACEY L HIGGINBOTHAM, securing the payment of the indebtednesses in the original principal amount of \$64,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BAYVIEW LOAN SERVICING 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. BAYVIEW LOAN SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BAYVIEW LOAN SERVICING
4425 PONCE DE LEON BLVD 5TH FLOOR
CORAL GABLES, FL 33146

AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, JULIAN PERRINE, KIM HINSHAW, TOMMY JACKSON, RON HARMON, KINNEY LESTER, WAYNE WHEAT, DANA DENNAN, CINDY DENNAN, BENJAMIN GRIESINGER, STEPHANIE KOHLER, IAN MOSER, CATRENA WARD OR MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is GILBERT ARSIAGA and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 6/25/18 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Declarant's Name: GILBERT ARSIAGA
Date: 6/25/18

FILED
at 11:30 o'clock A M

JUN 25 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Adrian Dwyer, DEPUTY





A TRACT OF LAND CONTAINING 0.262 ACRES (CALLED 0.263 ACRES) SITUATED IN THE LIBERTY TOWN TRACT NORTH LEAGUE, ABSTRACT 356, LIBERTY COUNTY, TEXAS, AND CONVEYED BY DEED RECORDED IN VOLUME 1584, PAGE 283, DEED RECORDS, LIBERTY COUNTY, TEXAS, AND OUT OF LOT 2, IN BLOCK 10, IN THE CITY OF DAYTON, SAID 0.262 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TIRE IRON FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF NORTH WINFREE STREET AND BEING THE NORTHWEST CORNER OF A 1.00 ACRE TRACT CONVEYED TO NINA CARR WILSON, DESCRIBED IN DEED RECORDED IN VOLUME 1674, PAGE 718, DEED RECORDS, LIBERTY COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 30 DEGREES 17' 43" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORTH WINFREE STREET, A DISTANCE OF 54.78 FEET (CALLED NORTH 30 DEG. 00' 00" WEST, 55.00 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF 4.117 ACRE TRACT CONVEYED BY DEED RECORDED IN VOLUME 1100, PAGE 636, DEED RECORDS, LIBERTY COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 59 DEGREE 28' 47" EAST, ALONG THE SOUTHEAST LINE OF SAID 4.117 ACRE TRACT, A DISTANCE OF 207.84 FEET (CALLED NORTH 59 DEG. 18' 38" EAST, 208.02 FEET) TO A 5/8 INCH IRON ROD FOUND, BEING AN INTERIOR CORNER OF THE SAID 4.117 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 30 DEGREES 00' 00" EAST, ALONG THE MOST WESTERLY EAST LINE OF SAID 4.117 ACRE TRACT, A DISTANCE OF 54.93 FEET (CALLED 55.00 FEET) TO A 1/2 INCH IRON ROD FOUND IN THE NORTHEAST LINE OF SAID WILSON TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 4.117 ACRES, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 59 DEGREES 31' 17" WEST, ALONG THE NORTHEAST LINE OF SAID 4.117 ACRE TRACT, A DISTANCE OF 207.56 FEET (CALLED SOUTH 59 DEG. 18' 38" WEST, 208.02 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.262 ACRES OF LAND, MORE OR LESS.



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