

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: July 21, 2020

**DEED OF TRUST:**

Date: March 11, 2013

Grantor: CRYSTAL PRUITT

Beneficiary: JUSTIN HILTON

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, ALMA HERNANDEZ, JAMES DOUGLAS LOFTON, JIM MILLS, SUSAN MILLS, EMILY NORTHERN, GEORGE HAWTHORNE, ED HENDERSON, KYLE BARCLAY, MARGIE ALLEN, TOMMY JACKSON, RON HARMON, GLINDA COLE, and KEATA SMITH or any of them

Substitute Trustee's Address:

ROBERT E. BLACK  
2499 S. Capital of Texas Hwy, Ste. A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

ALMA HERNANDEZ and JAMES DOUGLAS LOFTON  
P.O. Box 142229  
Austin, Travis County, Texas 78714  
(512) 402-0068

JIM MILLS, SUSAN MILLS, EMILY NORTHERN,  
GEORGE HAWTHORNE, ED HENDERSON KYLE BARCLAY,  
MARGIE ALLEN, TOMMY JACKSON, RON HARMON,  
GLINDA COLE, and KEATA SMITH  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331

Recorded in: Document No. 2013004522, Real Property Records, Liberty County,  
Texas

FILED  
at 12:30 o'clock P.M.  
JUL 27 2020  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
Adrian Driver DEPUTY

**PROPERTY:**

1.28 acres also called 1.285 acres, more or less, in the Clayton Harper League, Abstract No. 209, Liberty County, Texas and being more particularly described in Deed of Trust recorded in Document No. 2008006013, Real Property Records of Liberty County, Texas and in Correction Deed of Trust recorded as Document No. 2008019239, Real Property Records of Liberty County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** March 11, 2013

**Original Principal Amount:** \$39,179.00

**Holder:** JUSTIN HILTON

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 1<sup>st</sup> day of September, 2020.

**PLACE OF SALE OF PROPERTY (including county):**

County Courthouse of Liberty County, Liberty, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**

*Susan Mills*

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JIM MILLS, SUSAN MILLS, EMILY  
NORTHERN, GEORGE HAWTHORNE,  
ED HENDERSON KYLE BARCLAY,  
MARGIE ALLEN, TOMMY JACKSON,  
RON HARMON, GLINDA COLE and  
KEATA SMITH  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: July 21, 2020

FILED  
at 12:30 o'clock P M

**DEED OF TRUST:**

JUL 27 2020

Date: November 29, 2006

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

Grantor: HANSELL WHITE and ROBERTA WHITE

Beneficiary: JUSTIN HILTON

Trustee: ALBERT J. HEINRICH

Substitute Trustee: ROBERT E. BLACK, ALMA HERNANDEZ, JAMES DOUGLAS LOFTON, JIM MILLS, SUSAN MILLS, EMILY NORTHERN, GEORGE HAWTHORNE, ED HENDERSON, KYLE BARCLAY, MARGIE ALLEN, TOMMY JACKSON, RON HARMON, GLINDA COLE, and KEATA SMITH or any of them

Substitute Trustee's Address:

ROBERT E. BLACK  
2499 S. Capital of Texas Hwy, Ste. A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

ALMA HERNANDEZ and JAMES DOUGLAS LOFTON  
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JIM MILLS, SUSAN MILLS, EMILY NORTHERN,  
GEORGE HAWTHORNE, ED HENDERSON KYLE BARCLAY,  
MARGIE ALLEN, TOMMY JACKSON, RON HARMON,  
GLINDA COLE, and KEATA SMITH  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331

Recorded in: Document No. 2007000193, Real Property Records, Liberty County,  
Texas

**PROPERTY:**

Lake Lot 113 of Trinity River Retreat Subdivision, an addition in the T. D. Yoacum Survey, A-125, and J. S. Mayfield Survey, A-316, Liberty County, Texas, according to the map or plat thereof recorded in Volume 6, Page 32 through 34 of the Map Records of Liberty County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** November 29, 2006

**Original Principal Amount:** \$44,000.00

**Holder:** JUSTIN HILTON

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 1<sup>st</sup> day of September, 2020.

**PLACE OF SALE OF PROPERTY (including county):**

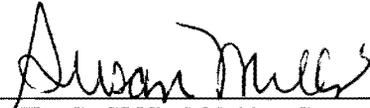
County Courthouse of Liberty County, Liberty, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**

A handwritten signature in cursive script, reading "Susan Mills". The signature is written in black ink and is positioned above a horizontal line.

JIM MILLS, SUSAN MILLS, EMILY  
NORTHERN, GEORGE HAWTHORNE,  
ED HENDERSON KYLE BARCLAY,  
MARGIE ALLEN, TOMMY JACKSON,  
RON HARMON, GLINDA COLE and  
KEATA SMITH

P.O. Box 9932

Austin, Travis County, Texas 78766

(512) 340-0331

**Notice of Foreclosure Sale**

July 27, 2020

at 1:11 P.M. FILED P  
CLOCK

JUL 27 2020

CLERK OF COURTS  
Christina Varela Chrisco

Deed of Trust ("Deed of Trust"):

Dated: December 5, 2016

Grantor: Carl Capuano

Substitute Trustee: Christina Varela Chrisco

Lender: The First Liberty National Bank

Recorded in: Instrument Number 2016021288 of the real property records of Liberty County, Texas

Legal Description: Lot Eleven (11) in Block Twelve (12) of West Woodland Hills III, a subdivision in Liberty County, Texas, according to the map or plat thereof recorded in volume 9, page 98, of the Map and/or Plat Records of Liberty County, Texas, together with improvements located thereon.

Secures: Note ("Note") in the original principal amount of \$80,000, executed by Carl Capuano ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, September 1, 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: Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575

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 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, 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 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 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 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 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.

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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.**

*Christina Varela Chrisco*

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Christina Varela Chrisco

Attorney for Mortgagee

Stratton Law Firm

609 Travis Street

Liberty, TX 77575

(936) 336-5766

[christina.varela@cbrucestratton.com](mailto:christina.varela@cbrucestratton.com)

10:16 FILED A  
JUL 23 2020

TS No.: 2019-01659-TX  
20-000216-673

CLERK OF COURTS  
LIBERTY COUNTY TEXAS  
*Christina Garcia*

Notice of [Substitute] Trustee 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:** 09/01/2020

**Time:** The sale will begin at 11:00 AM or not later than three hours after that time

**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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 236 ADELAIDE DRIVE, CLEVELAND, TX 77327

**2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/12/2006 and recorded 09/25/2006 in Document 2006013729 , real property records of Liberty County, Texas, with **Robert Lonnie Weidner Sr and Spouse, Patricia Sue Weidner** grantor(s) and Sebring Capital Partners Limited Partnership as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Robert Lonnie Weidner Sr and Spouse, Patricia Sue Weidner**, securing the payment of the indebtedness in the original principal amount of **\$51,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST 2007-HE1 ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.



### **Notice of [Substitute] Trustee Sale**

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**LOT 462 IN BLOCK 12 OF CYPRESS LAKES, UNIT 10, AN ADDITION IN THE J.D. MARTINEZ LEAGUE, A-66 AND A-68, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGES 129, 130, 131, AND 132, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.**

**8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation**

**1 Mortgage Way  
Mt. Laurel, NJ 08054**

**Phone: 877-744-2506**

### Notice of [Substitute] Trustee Sale

**9. 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 the 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.**

**Date:** July 14, 2020



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton -- Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

Certificate of Posting  
I am Terrence 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 7-23-20 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.

**NOTICE OF ACCELERATION AND NOTICE OF 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.

**DEED OF TRUST INFORMATION:**

Date: April 15, 2016  
Grantor(s): Severo Espino II, married  
Original Mortgagee: Ditech Financial LLC  
Original Principal: \$19,100.00  
Recording Information: Instrument Number 2016007987  
Property County: Liberty

10:16 FILED A  
JUL 23 2020  
Christina Macias

Property: Lot 10, Block 7, Section 1 of the Knight's Forest Subdivision according to the map or plat of said subdivision recorded in Vol. 8, Page 61, et seq. of the Map Records of Liberty County, Texas, to which map or plat reference is here made for all purposes. this conveyance is made and accepted subject to those certain subdivision restrictions recorded in Vol. 605, Page 788, et seq. and Vol. Page et seq. of the Deed Records of Liberty County, Texas, and further made and accepted subject to all easements, restrictions, right of way, conditions, exceptions, reservations and covenants of whatsoever nature if any, affecting the above described property that are valid, existing and property of record.

Property Address: 128 County Road 2513  
Liberty, TX 77575

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust VII  
Mortgage Servicer: Shellpoint Mortgage Servicing  
Mortgage Servicer Address: 55 Beattie Place, Suite 100 MS 561  
Address: Greenville, SC 29601

**SALE INFORMATION:**

Date of Sale: September 1, 2020  
Time of Sale: 11:00 am or within three hours thereafter.  
Place of Sale: The south side of the Courthouse, 1923 Sam Houston at the front steps of the Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: **Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith, Cole Emert, any to act**  
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925  
Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith, or Jonathan Cole Emert or Jonathan Cole Emert, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith or Jonathan Cole Emert, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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 the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520

WITNESS MY HAND this 23 day of July, 2020.

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