

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS  
COUNTY OF LIBERTY

§  
§ KNOW ALL MEN BY THESE PRESENTS:  
§

**Note:** Retail Installment Contract dated October 30, 2006 executed and delivered by Johnny Carter, Jr. and Tameka Carter to Jim Walter Homes, Inc.

**Security Instrument:** Mechanic's Lien Contract with Power of Sale, dated October 30, 2006, executed and delivered by Johnny Carter, Jr. and Tameka Carter to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded as Document Number 2006017051, in Liberty County, Texas.

**Original Creditor:** Jim Walter Homes, Inc.

**Current Holder:** The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust

**Current Owner:** Ditech Financial LLC

**Mortgage Servicer:** Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 2100 E. Elliot Road, Bldg 94, Mail Stop T325, Tempe, AZ 85284

**Attorneys for Mortgage Servicer Authorized to Appoint Substitute Trustees:** Theodore J. Riney, Bruce K. Packard, Hayden Hooper

**Appointment of Substitute Trustees:** 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.

at 2:10 FILED o'clock P M

AUG 13 2019

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

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents hereby does name and appoint the following individuals as Substitute Trustees to act under and by virtue of said Security Instrument.

**Names and Street Address of Substitute Trustees:** JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ED HENDERSON, KYLE BARCLAY, MARGIE ALLEN, TOMMY JACKSON, RON HARMON, GLINDA COLE, MARLEY ROSS  
9065 Jollyville, Suite 203A, Austin, TX 78759

PROPERTY ADDRESS: 111 Navigation St. Liberty, TX 77575	RP FILE NO. DITE02-707	BORROWER: Carter, Johnny, Jr. & Tameka
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AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M. SANTOYO  
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

**Property to be sold:** 111 Navigation St., Liberty, TX 77575, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

**Date of Sale:** Tuesday, September 3, 2019.

**Time of Sale:** The sale will begin no earlier than 10:00 AM and no later than three (3) hours thereafter.

**Location of Sale:** At the County Courthouse in Liberty County, Texas, on the front steps on the South side of the courthouse located at 1923 Sam Houston, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Liberty County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Liberty County, Texas.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the 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 Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary 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

<b>PROPERTY ADDRESS:</b> 111 Navigation St. Liberty, TX 77575	<b>RP FILE NO.</b> DITE02-707	<b>BORROWER:</b> Carter, Johnny, Jr. & Tameka
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as to the warranties of title (if any) provided for under the Mechanic's Lien Contract with Power of Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

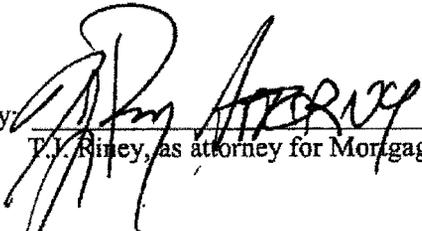
**Type of Sale:**

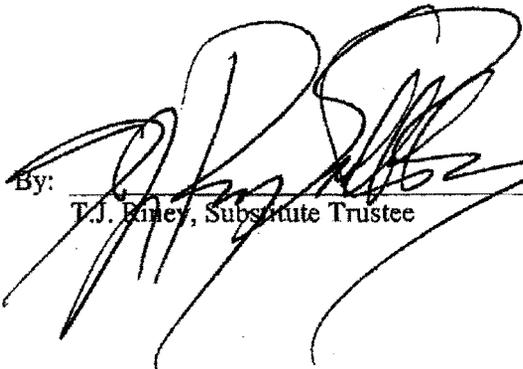
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Johnny Carter, Jr. and Tameka Carter.

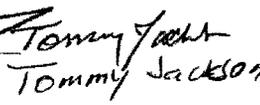
**Default and Notice:**

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Johnny Carter, Jr. and Tameka Carter and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: July 17, 2019.

By:   
T.J. Riney, as attorney for Mortgage Servicer

By:   
T.J. Riney, Substitute Trustee

  
Tommy Jackson

**AFTER RECORDING, PLEASE RETURN TO:**  
Riney Packard, PLLC  
Attn: T.J. Riney  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 220  
Dallas, Texas 75240

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED  
WILL BE USED FOR THAT PURPOSE**

<b>PROPERTY ADDRESS:</b> 111 Navigation St. Liberty, TX 77575	<b>RP FILE NO. DITE62-707</b>	<b>BORROWER:</b> Carter, Johnny, Jr. & Tameka
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**EXHIBIT "A"**

Tract 13, being North 120 feet of South 240 feet of East 120 feet of Block 0-49, Liberty Outer Blocks, City of Liberty, Liberty County, Texas, which was bid in trust on December 3, 2002, at a tax foreclosure sale pursuant to a judgment in Cause No 52,106, styled Liberty Independent School District vs Arnett Masonic Lodge 329, Evalina Mile, E Green, Jeff Green, Leonard Green, Sylvester Green, Jennie Latham, Will Green Ivory Green, Willie Perkins, Cora Baldwin, William Baldwin, and recorded under clerk's file No 2003012518, Official Public Records of Liberty County, Texas

<b>PROPERTY ADDRESS:</b> 111 Navigation St. Liberty, TX 77575	<b>RP FILE NO. DITE02-707</b>	<b>BORROWER:</b> Carter, Johnny, Jr. & Tameka
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## Notice of Foreclosure Sale

August 12, 2019

Deed Of Trust (Security Agreement and Financing Statement ["Deed of Trust"]):

Dated: October 3, 2018

Grantor: VALEMAN PATRICK COLEMAN and HEATHER ECKERMAN

Trustee: BRANDON DAVIS

Lender: KL O'BRIEN PROPERTIES, LLC

Recorded in: Under film code number 2018021807 of the real property records of Liberty County, Texas;

Legal Description: That certain 0.290 acres, being all of Lot 9 and Part of Lots 13 and 14, Block 16 of Friedman's Subdivision of 12 acre Lots 1 and 2, of Block 12, and Lot 1 in Block 11 of the Town of Dayton, Texas, Liberty County, Texas, and being more particularly described in "Exhibit A" attached hereto and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$89,500.00 executed by VALEMAN PATRICK COLEMAN and HEATHER ECKERMAN ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Modifications and Renewals: NONE

[Original] Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described above and all rights and appurtenances thereto

Substitute Trustee: EDWARD B. PICKETT

[Substitute] Trustee's Address: 524 Travis Street  
Liberty, Texas 77575

Mortgage Servicer: KL O'BRIEN PROPERTIES, LLC

Mortgage Servicer's Address: 109 CR 6504  
Dayton, Texas 77535

Foreclosure Sale:

Date: Tuesday, September 3, 2019

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: The south steps of the Liberty County Courthouse located at 1923 Sam Houston Street, Liberty, Texas 77575 or as designated by the County Commissioner's Office in Liberty County, Texas, or, if the preceding area in is no longer the designed area, at the area most recently designated by the Liberty County Commissioner's Court

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 Lender'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, Lender/Beneficiary, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The address of Mortgage Servicer is set forth above.

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 Lender 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.

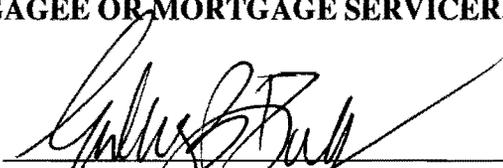
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Lender. 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.

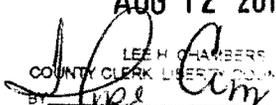
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.**

  
EDWARD B. PICKETT, SUBSTITUE TRUSTEE

at 3:05 FILED P  
o'clock M

AUG 12 2019

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

## Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

Lot 78, Block 4 Southern Crossing, Section Five, Liberty County, Texas, a subdivision of 56.37 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2015015658 and situated in the John Cole Survey, Abstract No. 158, Liberty County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in clerk's file number 2019007037 of the 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: September 3, 2019

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: In Liberty County at the area designated by the Commissioner's Court for sales of property under a power of sale conferred by a Deed of Trust or other Contract lien as follows: Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The balance due on the note and the minimum bid is \$46,350.00.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any trustee.

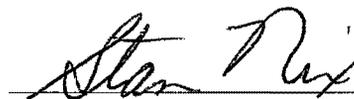
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$46,350.00, executed by Mario Alberto Rodriguez and Lucila R. Garcia and payable to the order of SOUTHERN CROSSING FIVE, LLC Southern Crossing Five, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, SOUTHERN CROSSING FIVE, LLC at 2607 Cardinal Lane, Humble, Texas 77396.

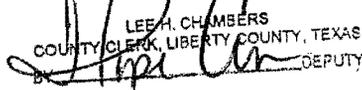
7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person trustee to conduct the sale.

Dated: 8-8-19.



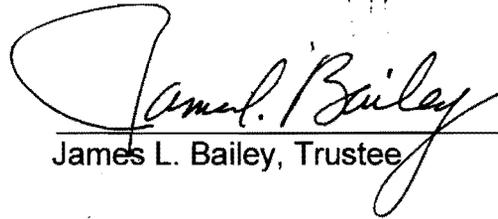
Stan Nix, Trustee  
25560 Ramrock Dr.  
Houston, Texas 77022  
281-540-7636

at 4:05 FILED P o'clock    M

AUG 12 2019  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
 DEPUTY



Witness my hand on this the 13<sup>th</sup> day of August, 2019.

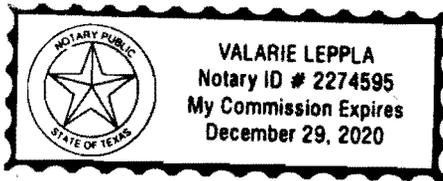
  
James L. Bailey, Trustee

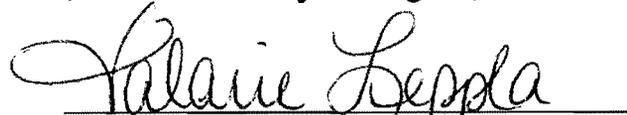
THE STATE OF TEXAS X

COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared James L. Bailey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13<sup>th</sup> day of August, 2019.



  
Notary Public in and for the  
State of Texas

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: September 03, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: 501 N. THOMPSON, 4TH FLOOR, SUITE 402,, COMMISSIONERS COURTROOM, CONROE, TX., OR THE LOCATION DESIGNATED BY THE COUNTY COMMISSIONERS' COURT or as designated by the county commissioners. This property lies in two counties, MONTGOMERY County and LIBERTY County. The property is being sold in MONTGOMERY County.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 24, 1996 and recorded in Document CLERK'S FILE NO. 9661240; AS AFFECTED BY CLERK'S FILE NO. 2019058485; AND AS AFFECTED BY CLERK'S FILE NO. 2019068213 real property records of MONTGOMERY and LIBERTY County, Texas, with JAMES E. CRUMPTON AND ROCHELLE CRUMPTON, grantor(s) and TMS MORTGAGE INC., A NEW JERSEY CORPORATION, DBA THE MONEY STORE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES E. CRUMPTON AND ROCHELLE CRUMPTON, securing the payment of the indebtednesses in the original principal amount of \$24,800.00, 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

FILED  
at 3:04 o'clock P.M.

AUG 13 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY *Blenda Ash* 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.

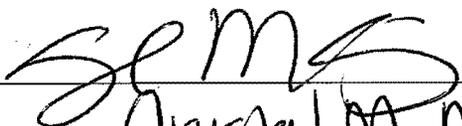
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead KELLY JIMENEZ, SAMUEL DAFFIN II, ROY CRUSH, VINCE ROSS, CARL MEYERS, LEB KEMP, TRACI YEAMAN, KELLY MCDANIEL, ISRAEL CURTIS, STEPHEN MAYERS, KINNEY LESTER, TIM WORSTELL, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, EVAN PRESS, PATRICIA POSTON, DAVID POSTON, NICK POSTON 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 8-13-19 I filed at the office of the MONTGOMERY / LIBERTY County Clerk and caused to be posted at the MONTGOMERY / LIBERTY County courthouse this notice of sale.

  
Declarants Name: Crystal M. Arsiaga  
Date: 8-13-19

13288 11TH ST  
SPLENDORA, TX 77372

0000007489461

0000007489461

MONTGOMERY and LIBERTY

**EXHIBIT "A"**

LOT FIFTY-FOUR (54), BLOCK TWELVE (12), OF HARVEST ACRES SUBDIVISION, SECTION 1, IN MONTGOMERY AND LIBERTY COUNTIES, TEXAS, AND BEING OUT OF THE JOSIAH BLACKMAN SURVEY, A-80, IN MONTGOMERY COUNTY, TEXAS, AND A-135 IN LIBERTY COUNTY, TEXAS, AS IMPOSED ON PLATS OF RE-SUBDIVISION OF LOTS 5,10,11, W1/2 OF 12, W1/2 OF 70, 71, 72 AND 61 THROUGH 65 AND E1/2 OF 66, RECORDED IN VOLUME 7, PAGE 337 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND VOLUME 6, PAGE 7 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

## Notice of Trustee's Sale

Date: August 12, 2019

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Note: Note dated March 26, 2018 in the amount of \$31,400.00

FILED  
at 10:20 o'clock A M

### Deed of Trust

Date: March 26, 2018

Grantor: Juventino Hernandez Jaimes

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Recording information: Recorded March 28, 2018, under Clerk File  
No2018006907, Official Records of Liberty County Texas.

Property: Lot 153, Block 4, of the VILLA NUEVA SUBDIVISION, REPLAT NO. 1, Liberty County, Texas, per plat recorded under Document Number 2017003167, Map Records of Liberty County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County, Texas

Date of Sale (first Tuesday of month): September 03, 2019

Time of Sale: The sale shall begin no earlier than 10:00 a.m. and no later than 3:00 p.m.

Place of Sale: 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

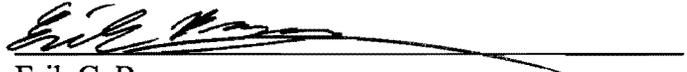
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale shall begin no earlier than 10:00 a.m. and no later than 3:00 p.m. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**TRUSTEE:**

  
Erik C. Baumann

## Notice of Trustee's Sale

Date: August 12, 2019

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Note: Note dated February 02, 2019 in the amount of \$39,800.00

Deed of Trust

Date: February 02, 2019

Grantor: Prospero Chinchilla

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Recording information: Recorded February 08, 2019, under Clerk File  
No.2019003348, Official Records of Liberty County Texas.

Property: Lot 7, Block 2, of the VILLA NUEVA SUBDIVISION, REPLAT NO. 1, Liberty County, Texas, per plat recorded under Document Number 2017003167, Map Records of Liberty County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County, Texas

Date of Sale (first Tuesday of month): September 03, 2019

Time of Sale: The sale shall begin no earlier than 10:00 a.m. and no later than 3:00 p.m.

Place of Sale: 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

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.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

at 10:20 FILED A  
o'clock M

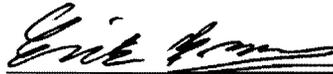
AUG 13 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Annan Dwyer 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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale shall begin no earlier than 10:00 a.m. and no later than 3:00 p.m. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**TRUSTEE:**



Erik C. Baumann

## Notice of Trustee's Sale

Date: August 12, 2019

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Note: Note dated February 02, 2019 in the amount of \$39,800.00

at 10:30 FILED A o'clock \_\_\_\_\_ M

Deed of Trust

AUG 13 2019

Date: February 02, 2019

Grantor: Prospero Chinchilla

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Recording information: Recorded February 08, 2019, under Clerk File  
No.2019003350, Official Records of Liberty County Texas.

Property: Lot 6, Block 2, of the VILLA NUEVA SUBDIVISION, REPLAT NO. 1, Liberty County, Texas, per plat recorded under Document Number 2017003167, Map Records of Liberty County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County, Texas

Date of Sale (first Tuesday of month): September 03, 2019

Time of Sale: The sale shall begin no earlier than 10:00 a.m. and no later than 3:00 p.m.

Place of Sale: 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

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.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**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.**

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**TRUSTEE:**

  
Erik C. Baumann

## Notice of Trustee's Sale

Date: August 12, 2019

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Note: Note dated October 27, 2018 in the amount of \$31,000.00

FILED  
at 10:30 o'clock A M

Deed of Trust

Date: October 27, 2018

Grantor: Katherine Angel Bass

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Recording information: Recorded November 21, 2018, under Document  
Number 2018025324, Official Records of Liberty County  
Texas.

AUG 13 2019  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Adnan Diver DEPUTY

Property: Lot 29, Block 2, of the VILLA NUEVA SUBDIVISION, REPLAT NO. 1, Liberty County, Texas, per plat recorded under Document Number 2017003167, Map Records of Liberty County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County, Texas

Date of Sale (first Tuesday of month): September 03, 2019

Time of Sale: The sale shall begin no earlier than 10:00 a.m. and no later than 3:00 p.m.

Place of Sale: 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

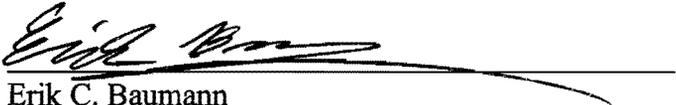
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale shall begin no earlier than 10:00 a.m. and no later than 3:00 p.m. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**TRUSTEE:**

  
Erik C. Baumann

## Notice of Trustee's Sale

Date: August 12, 2019

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Note: Note dated November 18, 2018 in the amount of \$44,800.00

FILED  
at 10:20 o'clock A M

Deed of Trust

Date: November 18, 2018

Grantor: Ervin Perez and Lidia Ester Dominguez

Mortgagee: VNS Liberty Ltd., a Texas limited partnership

Recording information: Recorded November 21, 2018, under Clerk File  
No.2018025330, Official Records of Liberty County Texas.

AUG 13 2019  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
Adrian Driver DEPUTY

Property: Lot 19, Block 2, of the VILLA NUEVA SUBDIVISION, REPLAT NO. 1, Liberty County, Texas, per plat recorded under Document Number 2017003167, Map Records of Liberty County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County, Texas

Date of Sale (first Tuesday of month): September 03, 2019

Time of Sale: The sale shall begin no earlier than 10:00 a.m. and no later than 3:00 p.m.

Place of Sale: 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

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Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**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.**

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**TRUSTEE:**



Erik C. Baumann