

JUL 25 2019

NOTICE OF FORECLOSURE SALE

LEE H. CHAMBERS, COUNTY CLERK, LIBERTY COUNTY, TEXAS BY [Signature]

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. Property to Be Sold. The property to be sold is described as follows: SEE EXHIBIT "A"
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/25/2006 and recorded in Document 2006012510 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: 09/03/2019 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 JACKY WAYNE GILBERT AND JEANNE GILBERT, provides that it secures the payment of the indebtedness in the original principal amount of \$95,999.71, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REO Trust 2017-RPL1 is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, L.L.C is mortgage servicer. A servicing agreement between the mortgagee, whose address is REO Trust 2017-RPL1 c/o RUSHMORE LOAN MANAGEMENT SERVICES, L.L.C, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
6. Order to Foreclose. REO Trust 2017-RPL1 obtained a Order from the 253rd District Court of Liberty County on 07/09/2019 under Cause No. CV1914659. 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 Cori 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

[Signature] 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 7-25-19 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.



EXHIBIT A

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.2674 ACRES OF LAND SITUATED IN THE ANN HOLBOURN LEAGUE, ABSTRACT NO. 208, LIBERTY COUNTY, TEXAS, AND BEING OUT AND PART OF A CERTAIN 5.0 ACRE TRACT, AS DESCRIBED IN A DEED FROM O.B. SINGLETON, ET UX TO ALLEN GRAHAM RECORDED IN VOLUME 383, PAGE 74 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (G.P.R.L.C.), AND BEING OUT OF A CERTAIN 3 ACRE TRACT AS DESCRIBED IN A DEED FROM ALLEN GRAHAM AND WIFE JIMMIE LOU GRAHAM TO MARY LOU GILBERT RECORDED IN VOLUME 822, PAGE 500, SAID 1.2674 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

TO FIND THE PLACE OF BEGINNING, COMMENCE AT A CROSS-TIE FENCE CORNER POST FOUND IN THE EAST MARGIN OF THE PLUM GROVE ROAD, (HUFFMAN-CLEVELAND ROAD), A PAVED COUNTY ROAD, FOR THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 5 ACRE TRACT AND SAME BEING THE NORTHWEST CORNER OF THE CALLED KENUS A. GRAHAM CALLED 2 ACRE TRACT AS DESCRIBED IN VOLUME 822, PAGE 503, L.C.D.R.;

THENCE SOUTH 0 DEGREES 01 MINUTES 54 SECONDS EAST, A DISTANCE OF 191.15 FEET WITH THE EAST MARGIN OF THE PLUM GROVE ROAD TO A 3/4 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT AND FOR THE PLACE OF BEGINNING;

THENCE SOUTH 89 DEGREES 46 MINUTES 24 SECONDS EAST, A DISTANCE OF 188.49 FEET TO A 3/4 INCH IRON ROD SET FOR THE UPPER NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 0 DEGREES 57 MINUTES 12 SECONDS WEST, A DISTANCE OF 32.24 FEET TO A 3/4 INCH IRON ROD SET FOR AN EL CORNER OF THIS TRACT AND SAME BEING IN THE SOUTH LINE OF THE KENUS GRAHAM CALLED 2 ACRE TRACT;

THENCE NORTH 89 DEGREES 27 MINUTES 33 SECONDS EAST, AT A DISTANCE OF 74.58 FEET PASS A CHAIN LINK FENCE CORNER CONTINUING WITH THE KENUS GRAHAM SOUTH LINE FOR A TOTAL DISTANCE OF 200.13 FEET TO A CHAIN LINK FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND SAME BEING IN THE WEST LINE OF THE PRESSWOOD 5 ACRE TRACT AS DESCRIBED IN VOLUME 267, PAGE 310, L.C.D.R.;

THENCE SOUTH 0 DEGREES 36 MINUTES 58 SECONDS EAST, A DISTANCE OF 124.06 FEET WITH THE WEST LINE OF THE PRESSWOOD TRACT AND THE EAST LINE OF THE 5 ACRE PARENT TRACT TO A CHAIN LINK FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 88 DEGREES 39 MINUTES 53 SECONDS WEST, A DISTANCE OF 201.14 FEET TO A CROSS-TIE FENCE POST FOUND FOR AN ANGLE POINT IN THE SOUTH LINE OF THIS TRACT;

THENCE SOUTH 88 DEGREES 34 MINUTES 26 SECONDS WEST, A DISTANCE OF 186.39 FEET TO A 3/8 INCH IRON ROD FOUND IN THE EAST MARGIN OF THE PLUM GROVE ROAD, (HUFFMAN-CLEVELAND ROAD) FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF A CERTAIN 1 ACRE TRACT REFERRED TO AS A 1 ACRE EXCEPTION TRACT IN VOLUME 822, PAGE 500, L.C.D.R.;

THENCE NORTH 0 DEGREES 21 MINUTES 14 SECONDS EAST, AT A DISTANCE OF 129.73 FEET PASS A 1/2 INCH IRON PIPE FOUND 82 FEET LEFT OF LINE FOR THE SOUTHWEST CORNER OF THE KENUS GRAHAM 2 ACRE TRACT, IN ALL A DISTANCE OF

164.25 FEET TO THE PLACE OF BEGINNING CONTAINING 58,206 SQUARE FEET OR 1.2674 ACRES.

TAX MAP OR PARCEL ID NO.: 23899

OFFICIAL RECORDS
LIBERTY COUNTY
DELO SELLERS
COUNTY CLERK
RECORDING FEE \$51.00
2006072510
08/23/2006 03:19 PM 11 Pgs
NCS55NO,DC Receipt #612489

STATE OF TEXAS
COUNTY OF LIBERTY
I, DeLo Sellers, County Clerk, do hereby certify that the instrument hereon filed in the number recorded on the title and at the time stamped hereon by me, and was duly RECORDED in the volume and page of the OFFICIAL PUBLIC RECORDS of Liberty County, Texas, as stamped hereon by me.

AUG 31 2006

DeLo Sellers
COUNTY CLERK
LIBERTY COUNTY, TEXAS

at 3:29 FILED P
o'clock M

JUL 22 2019

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS

WHEREAS, on the 28th day of March, 2019, James and Emmy Hall (the "Grantors"), executed a Deed of Trust conveying to Mohammad Amin Behzadpour, Trustee, the Property hereinafter described, to secure AB Land Company in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, said indebtedness and lien have been assigned to Freya Investments, LLC and Geo. P. Willis III has been appointed Substitute Trustee.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the property to satisfy said indebtedness;

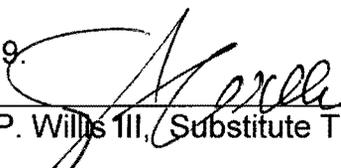
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of September, 2019, at 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, at the South Side of the Liberty County Courthouse, 1923 Sam Houston St., Liberty, Texas 77575 during suitable weather and on the covered area on the West Side during inclement weather, where the Commissioners Court has designated such sales to take place.

Said Property is described as follows:

1. LOTS 9, 10, 11 AND 12 OF SECTION 17, IN THE Big Thicket Lake Estate Subdivision as recorded in Volume 8, Page 84 of the Plat records of Liberty County, Texas and being the same property described in a Deed Recorded in Volumes 1178,825 & 639 and pages 677, 863 & 360 of the official Public Records of Liberty County, Texas.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 18th day of July, 2019.

BY:


Geo. P. Willis III, Substitute Trustee

Address of Trustee:

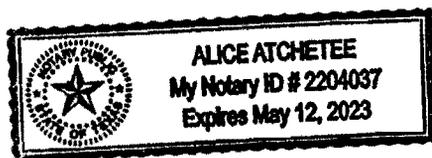
P.O. Box 271

El Campo, TX 77437

THE STATE OF TEXAS §

COUNTY OF WHARTON §

THIS INSTRUMENT was acknowledged before me on the 18th day of July, A.D. 2019 by Geo. P. Willis III.




NOTARY PUBLIC, STATE OF TEXAS

FILED
at 12:00 o'clock P M

JUL 25 2019

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

142 COUNTY RD 322
CLEVELAND, TX 77327

0000008455503

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: 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 25, 2007 and recorded in Document CLERK'S FILE NO. 2007007832 real property records of LIBERTY County, Texas, with MARIA HUERTA AND FRANCISCO ESPINOZA, grantor(s) and CITIFINANCIAL, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARIA HUERTA AND FRANCISCO ESPINOZA, securing the payment of the indebtednesses in the original principal amount of \$51,866.23, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. GREENWICH REVOLVING TRUST BY WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605



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.

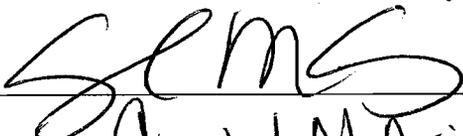
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 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 7-25-19 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: 7-25-19

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LIBERTY

EXHIBIT "A"

TRACT NO. 8 OUT OF A PARTITION OF 20 ACRES IN THE NORTH ONE-HALF OF THE CLAYTON HARPER LEAGUE, A-209, LIBERTY COUNTY, TEXAS, THE SAID 20 ACRES BEING A PART OF THE J.P POPHAM ESTATE, BEGINNING AT A ½" IRON ROD STAKE FOUND AND A 1" GALVANIZED IRON PIPE STAKE SET IN THE WEST RIGHT OF WAY OF FM 1010 HIGHWAY FOR THE NORTHEAST CORNER OF THE SAID 20 ACRES, THENCE SOUTH 88 DEGREES 55 MINUTES 16 SECONDS WEST, 700.00 FEET TO A ¾" GALVANIZED IRON PIPE STAKE SET IN THE NORTH LINE OF THE SAID 20 ACRES FOR THE NORTHEAST AND BEGINNING CORNER OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 88 DEGREES 55 MINUTES 16 SECONDS WEST, 100 FEET TO A ¾" GALVANIZED IRON PIPE STAKE SET IN THE NORTH LINE OF THE SAID 20 ACRES FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE SOUTH 01 DEGREES 07 MINUTES 47 SECONDS EAST, 163.65 FEET TO A POINT IN THE CENTERLINE OF A 60 FOOT WIDE GRADED ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SET A ¾" GALVANIZED IRON PIPE STAKE NORTH 01 DEGREES 07 MINUTES 48 SECONDS WEST, 30.00 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 43 MINUTES 39 SECONDS EAST, 100.00 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT, SET A ¾" GALVANIZED IRON PIPE STAKE NORTH 01 DEGREES 07 MINUTES 47 SECONDS WEST, 30.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 46 SECONDS WEST, 162.28 FEET TO THE PLACE OF BEGINNING AND CONTAINING, .3731 ACRES OF LAND.