

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF LIBERTY §

Date: July 9, 2021

Deed of Trust:

Date: September 30, 2017

Grantor: Gary Followell III and Brittany Followell,
311 CR 3310D, Cleveland, Texas 77327

Beneficiary: SAM Ltd.

PO Box 1295, San Marcos, Texas 78667-1295

Recorded under Clerks Document Number 2017019981 Official Public Records, Liberty County, Texas.

Property: Lot Eighty Five, Hunters Creek Subdivision, an addition in the Thomas Devers Survey, A-170, Liberty County, Texas, according to the map of plat thereof recorded in Volume 10, Page 4 of the Map Records of Liberty County, Texas. Also known as 311 County Road 3310D, Cleveland, Texas (Liberty County).

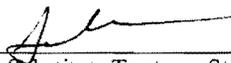
Date of Sale: September 7, 2021

Time of Sale: The earliest time at which the sale will occur is 1:00 p.m. and no later than 4:00 p.m.

Place of sale of Property: The sale will be held at the county courthouse in Liberty County, Texas (located at 1923 Sam Houston Street, Liberty, Texas), the county in which the above described Property is located, and at that area of said county courthouse which has been so designated by the Commissioners' Court as follows: Front steps on the south side of courthouse.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee -- Stephen McMillen

For more information:

PO Box 1295

San Marcos, Texas 78667-1295

512-659-2069

3:25

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J Hope Am

Notice of Substitute Trustee Sale

T.S. #: 21-5276

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 9/7/2021
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **1:00 PM**
Place: **Liberty County Courthouse in LIBERTY, Texas, at the following location: THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

LOTS THREE (3) AND FOUR (4) OF NOBEL GARVEY SUBDIVISION, AN ADDITION IN THE CITY OF CLEVELAND, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 63 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 2/27/2020 and is recorded in the office of the County Clerk of Liberty County, Texas, under County Clerk's File No 2020006811 recorded on 2/28/2020 of the Real Property Records of Liberty County, Texas.

213 S ROOSEVELT AVE
CLEVELAND, TX 77327

Trustor(s): **JENNIFER IRENE PALLARDY and TIMOTHY JASON PALLARDY** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR THRIVE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **THRIVE MORTGAGE, LLC** Loan Servicer: **THE MONEY SOURCE INC**

Current Substituted Trustees: **Reid Ruple, Kathleen Adkins, Evàn 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, Tiffany Beggs, Carolyn Ciccio, Margie Allen, Kyle Barclay, Rick Snoke, Briana Young, Patricia Sanchez, Kristy Forget, Heather Smith, Omar Reynosa, Prestige Default Services, LLC**

T.S. #: 21-5276

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 property securing the above referenced loan.

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. 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 substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JENNIFER IRENE PALLARDY AND TIMOTHY JASON PALLARDY, WIFE AND HUSBAND. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$152,093.00, executed by JENNIFER IRENE PALLARDY AND TIMOTHY JASON PALLARDY, WIFE AND HUSBAND, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR THRIVE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JENNIFER IRENE PALLARDY AND TIMOTHY JASON PALLARDY, WIFE AND HUSBAND to JENNIFER IRENE PALLARDY and TIMOTHY JASON PALLARDY. THRIVE MORTGAGE, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

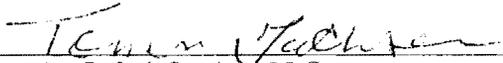
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

THRIVE MORTGAGE, LLC
c/o **THE MONEY SOURCE INC**
135 Maxess Road
Melville, NY 11747
1-866-867-0330

T.S. #: 21-5276

Dated: 7-22-21

Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Olan, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith, Tiffany Beggs, Carolyn Ciccio, Margie Allen, Kyle Barclay, Rick Snoke, Briana Young, Patricia Sanchez, Kristy Forget, Heather Smith, Omar Reynosa, Prestige Default Services, LLC.



Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1019
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

NOTICE OF TRUSTEE'S SALE



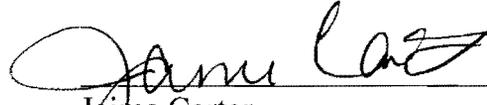
Pursuant to authority conferred upon me by that certain Deed of Trust executed by **MANDEE N. MULLEN** of Liberty County, Texas, dated February 14, 2020 and duly recorded in Clerks File Number 2020006616 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on ***Tuesday, September 7, 2021*** (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

THE SURFACE ESTATE ONLY in and to Lot No. Twenty-Eight (28), Block One (1), of CEDAR SPRINGS SUBDIVISION SECTION 3, duly recorded in Clerk's File No. 2017008997 of the Map or Plat Records of Liberty County, Texas, to which Plat and the record thereof reference is hereby made for all purposes, being a replat of Cedar Springs Subdivision recorded in County Clerk's File No. 2002054278 of the Official Public Records of Liberty County, Texas and part of that certain 877.778 acres conveyed to Weldon W. Alders in Volume 1780, Page 661 and recorded in County Clerk's File No. 2002052196 both Official Public Records Of Liberty County, Texas.

THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS,

RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

Executed the 14 day of July 2021.



Jaime Carter
Trustee

ADDRESS AND TELEPHONE NUMBER OF TRUSTEE

Jaime Carter & Associates
Jaime Carter
312 Main
Liberty, Texas 77575
936-336-5776

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **MARIA HERNANDEZ** and **GAUDENCIO RUIZ** of Liberty County, Texas, dated June 19, 2020 and duly recorded in the Clerks File Number 2020019873 of the Official Public Records of Liberty County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on ***Tuesday, September 7, 2021***, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

THE SURFACE ESTATE ONLY in and to Lot 8, Block 1, of CEDAR SPRINGS SUBDIVISION, a subdivision located in Liberty County, Texas and depicted on Map of Plat thereof duly recorded under Clerk's File No. 2002054278 of the Official Records of Liberty County, Texas (said Lot 8, Block 1, together with other lots, being a portion of said Subdivision remaining after partial cancellation thereof duly recorded under Clerk's File No. 2007005927 of the Official Records of Liberty County, Texas), together with all improvements situated thereon.

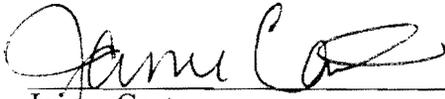
THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

Executed the 14 day of July 2021.

11:05

A





Jaime Carter
Trustee

ADDRESS AND TELEPHONE NUMBER
OF TRUSTEE

Jaime Carter & Associates
Jaime Carter
312 Main
Liberty, Texas 77575
936-336-5776

11:05

A

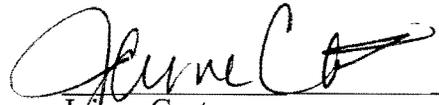
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **MANDEE N. MULLEN** of Liberty County, Texas, dated February 14, 2020 and duly recorded in Clerks File Number 2020006613 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, September 7, 2021** (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

THE SURFACE ESTATE ONLY in and to Lot No. Lot Twenty-Seven (27), Block One (1), of CEDAR SPRINGS SUBDIVISION SECTION 3, duly recorded in Clerk's File No. 2017008997 of the Map or Plat Records of Liberty County, Texas, to which Plat and the record thereof reference is hereby made for all purposes, being a replat of Cedar Springs Subdivision recorded in County Clerk's File No. 2002054278 of the Official Public Records of Liberty County, Texas and part of that certain 877.778 acres conveyed to Weldon W. Alders in Volume 1780, Page 661 and recorded in County Clerk's File No. 2002052196 both Official Public Records Of Liberty County, Texas.

THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

Executed the 14 day of July 2021.


Jaime Carter
Trustee

ADDRESS AND TELEPHONE NUMBER
OF TRUSTEE

Jaime Carter & Associates
Jaime Carter
312 Main
Liberty, Texas 77575
936-336-5776