

19-02741
1191 COUNTY RD 676, DAYTON, TX 77535

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:

Lot 1, Block 3, Section 2, replat of Dayton Creek Subdivision, a subdivision out of the T.J. Haggerty Survey, according to map recorded in Volume 8, Pages 232-234, Liberty County, Texas.
- Security Instrument: Deed of Trust dated September 15, 2017 and recorded on September 19, 2017 at Instrument Number 2017017396 in the real property records of LIBERTY County, Texas, which contains a power of sale.
- Sale Information: October 1, 2019, at 10:00 AM, or not later than three hours thereafter, at the front steps of the south side of the Liberty County Courthouse located at 1923 Sam Houston Street, Liberty, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by JAMES ALLAN MARTIN AND VICTORIA MARTIN secures the repayment of a Note dated September 15, 2017 in the amount of \$231,725.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

FILED
at 10:10 o'clock A M

AUG - 8 2019

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

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.

Jonathan Andring

Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Tommy Jackson

Substitute Trustee(s): Amy Bowman, Reid Ruple,
Kathleen Adkins, Evan Press, Stephanie Kohler, Cary
Corenblum, Luci Fuller, Mariel Marroquin, Kristopher
Holub, Catrena Ward, Julian Perrine, Kristie Alvarez,
Kinney Lester, Tommy Jackson, Ron Harmon, Margie
Allen, Kyle Barclay, Tiffany Beggs, Vanessa
McHaney
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 8 day of August, 2014, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIBERTY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

AUG - 8 2019

18-199132

Notice of Substitute Trustee's Sale

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

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: September 30, 2008	Original Mortgagor/Grantor: TARA MCDUFFIE AND CEDRIC MCDUFFIE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DALLAS HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: n/a Page: n/a Instrument No: 2008018869	Property County: LIBERTY
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

* 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.

Secures:Note in the original principal amount of \$155,158.00, executed by CEDRIC MCDUFFIE AND TARA MCDUFFIE and payable to the order of Lender.

Property Address/Mailing Address: 1401 NEVELL ST, CLEVELAND, TX 77327

Legal Description of Property to be Sold: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.091 ACRES OF LAND SITUATED IN THE JOSEPH FENNER SURVEY, A-441, LIBERTY COUNTY, TEXAS, AND THE SAME BEING OUT OF AND A PART OF LOTS 7 AND 8, BLOCK L OF THE SMITH ADDITION TO THE CITY OF CLEVELAND, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 19, LIBERTY COUNTY, TEXAS, AND SAME BEING THE CALLED 1.0 ACRE TRACT AS RECORDED IN VOLUME 1698, PAGE 733, OPRLCT, SAID 1 091 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BE METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTH MARGIN OF SH 787 (100' ROW) FOR THE SE CORNER OF LOTS 9, THE SW CORNER OF SAID LOTS 8 AND SAME BEING THE SW CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEG 03 MIN 37 SEC WEST, A DISTANCE OF 104.34 FEET TO A 5/8" IRON ROD SET IN THE EAST LINE OF SAID LOT 9, SAME BEING THE WEST LINE OF SAID LOT 8, FOR THE NW CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE NORTH 67 DEG 19 MIN 00 SEC EAST, AT 268 40 FEET PASS A 5/8' IRON ROD SET IN THE EAST LINE OF SAID LOT 8, SAME BEING THE WEST LINE OF SAID LOT 7, CONTAINING A TOTAL DISTANCE OF 417.42 FEET TO A 5/8" IRON ROD FOUND FOR THE NE CORNER OF THIS HEREIN DESCRIBED TRACT,

THENCE SOUTH 01 DEG 03 MIN 37 SEC EAST, A DISTANCE OF 142 37 FEET (CALLED 104.35') TO A 5/8" IRON ROD FOUND IN THE NORTH MARGIN OF SAID SH 787, FOR THE SE CORNER OF THIS



HEREIN DESCRIBED TRACT;

THENCE SOUTH 73 DEG 01 MIN 20 SEC WEST, A DISTANCE OF 144.06 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH MARGIN OF SAID SH 787 FOR THE CORNER OF SAID LOT 8, SAME BEING THE SW CORNER OF SAID LOT 7, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT,

THENCE SOUTH 71 DEG 56 MIN 25 SEC WEST, A DISTANCE OF 260.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 47,512 SQUARE FEET OR 1.091 ACRES..

Date of Sale: October 01, 2019	Earliest time Sale will begin: 10:00AM
---------------------------------------	-----------------------------------------------

Place of sale of Property: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

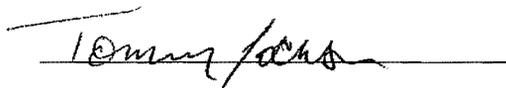
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Tommy Jackson, Tiffany Beggs, Ron Harmon or Carolyn Ciccio, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Tommy Jackson, Tiffany Beggs, Ron Harmon or Carolyn Ciccio, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Tommy Jackson, Tiffany Beggs, Ron Harmon or Carolyn Ciccio, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

~~Tommy Jackson~~, Ron Harmon, Margie Allen, Kyle Barclay,
OR ~~Tommy Jackson~~, Tiffany Beggs, Ron Harmon or Carolyn
Ciccio, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite
170, Duluth, Georgia 30097; PH: (470)321-7112