

at 9:10 FILED A M  
o'clock

AUG 22 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
By *Clayton H. Davis* DEPUTY

965 COUNTY ROAD 6479  
DAYTON, TX 77535

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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: October 01, 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 March 01, 2018 and recorded in Document CLERK'S FILE NO. 2018005527, AS AFFECTED BY MODIFICATION IN CLERK'S FILE NO. 20180257503 real property records of LIBERTY County, Texas, with CRYSTAL DAWN KEELER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CRYSTAL DAWN KEELER, securing the payment of the indebtednesses in the original principal amount of \$180,799.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERICAN FINANCIAL RESOURCES, INC., A NEW JERSEY CORPORATION 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452



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965 COUNTY ROAD 6479  
DAYTON, TX 77535

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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.

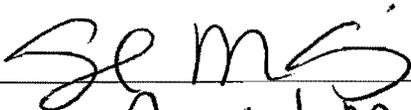
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 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 8-22-19 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: 8-22-19

965 COUNTY ROAD 6479  
DAYTON, TX 77535

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LIBERTY

**EXHIBIT "A"**

LOT 9, BLOCK 7, WEST WOODLAND HILLS III, A SUBDIVISION IN THE REASON GREEN LEAGUE, A-42, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 98, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

at 12:10 FILED P  
o'clock P M

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567

AUG 22 2019

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

TS#: 19-22761

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 8/1/2008, WILLIAM RUSSELL HERNANDEZ, A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of JERRY ALRED, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CLASSIC HOME FINANCIAL, INC, A TEXAS CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$76,794.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CLASSIC HOME FINANCIAL, INC, A TEXAS CORPORATION, which Deed of Trust is Recorded on 8/6/2008 as Volume 2008015498, Book , Page , in Liberty County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**LOT 9 IN BLOCK 10 OF WALNUT CREEK II SUBDIVISION, AN ADDITION IN THE THEODORE DORSETT SURVEY, A-27, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 102 AND 104 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.**

Commonly known as: **686 CR 412 (KENDRIC, DAYTON, TX 77535)**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Tommy Jackson, Tiffany Beggs, Ron Harmon or Carolyn Ciccio**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that



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agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **10/1/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **Liberty County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

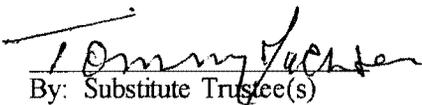
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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(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.**

WITNESS, my hand this 8/21/2019

  
By: Substitute Trustee(s)

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

C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803

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

C&M No. 44-19-1615/ FILE NOS

AUG 22 2019

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
DEPUTY  
*Adrian Driest*

**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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated May 31, 2012 and recorded under Clerk's File No. 2012008134, in the real property records of LIBERTY County Texas, with Longdna R. Harrison, Married and Vernon L. Harrison as Grantor(s) and Green Tree Servicing LLC as Original Mortgagee.

Deed of Trust executed by Longdna R. Harrison, Married and Vernon L. Harrison securing payment of the indebtedness in the original principal amount of \$77,400.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Longdna R. Harrison. Ditech Financial LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Ditech Financial LLC is acting as the Mortgage Servicer for the Mortgagee. Ditech Financial LLC, is representing the Mortgagee, whose address is: PO Box 12740, Tempe, AZ 85284-0046.

**Legal Description:**

**BEING A 0.308 ACRE TRACT OF LAND (13,422 SQUARE FEET) LYING IN THE FARM LOT ONE IN BLOCK THIRTY-SEVEN (37), TOWN OF DAYTON, JEFFERSON COUNTY, TEXAS, AS RECORDED IN VOLUME N, PAGE 421 OF THE DEED RECORDS LIBERTY COUNTY, TEXAS, BEING THAT SAME 0.309 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO RICKEY REED AND WIFE, KIM REED OF RECORD IN VOLUME 925 ON PAGE 257 OF THE SAID DEED RECORDS, SAID 0.308 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS**

**SALE INFORMATION**

**Date of Sale: 10/01/2019**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: 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

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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,"



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**"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.**

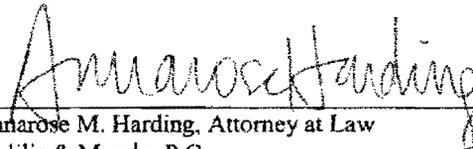
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee 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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Tiffany Beggs, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on this the 20th day of August, 2019.



Annarose M. Harding, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: Tommy Jackson

Printed Name: Tommy Jackson

C&M No. 44-19-1615

Exhibit "A"

Tract One

Being a 0.308 acre tract of land (13,422 square feet) lying in the Farm Lot One in Block Thirty-seven (37), Town of Dayton, Jefferson County, Texas, as recorded in Volume N, Page 421 of the Deed Records, Liberty County, Texas, being that same 0.309 acre tract of land as described in an instrument to Rickey Reed and wife, Kim Reed of record in Volume 925 on Page 257 of the said Deed Records, said 0.308 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" Rod set marking a point in the east right-of-way line of that certain Dayton Public Highway No. 321, the northwest corner of the said 0.390 acre tract of land as described in an instrument to Rickey Reed of record in Volume 1468 on Page 8 of the Official Public Records Liberty County, Texas, the southwest corner of the said 0.309 acre tract and the southwest corner of the herein described tract,

THENCE N 36° 25' 00" E (Bearing Basis) with the east line of the said Highway No. 321, the west line of said 0.309 acre tract and being the west line of the herein described tract for a distance of 111.65' to a 1 1/2" iron pipe marking the southwest corner of that certain tract of land as described in an instrument to Earnest and Bessie Briggs of record in Volume 258 on Page 195 of the said Deed Records, the northwest corner of the said 0.309 acre tract and being the northwest corner of the herein described tract,

THENCE S 53° 20' 30" E with the south line of the said Briggs tract, the south line of that certain 0.12 acre tract of land as described in an instrument to Earnest and Bessie Briggs of record in Volume 653 on Page 696 of the said Deed Records, the north line of the said 0.309 acre tract and being the north line of the herein described tract for a distance of 120.00' to a 1/2" iron rod set marking the northwest corner of that certain 5.41 acre tract of land as described in an instrument to Rickey Reed of record in Volume 1686 on Page 397 of the said Official Public Records, a point in the south line of the said 0.12 acre tract, the northeast corner of the said 0.309 acre tract and being the northeast corner of the herein described tract,

THENCE S 36° 25' 06" W with the west line of said 5.41 acre tract, the east line of the said 0.309 acre tract and being the east line of the herein described tract for a distance of 112.05' to a 1/2" iron rod set marking a point in the west line of the said 5.41 acre tract, the northeast corner of the said 0.390 acre tract, the southeast corner of the said 0.309 acre tract and being the southeast corner of the herein described tract,

THENCE N 53° 08' 34" W with the north line of the said 0.390 acre tract, the south line of the said 0.308 acre tract and being the south line of the herein described tract for a distance of 120.00' to the point and place of beginning, containing in area 0.308 acres of land (13,416.48 square feet), more or less.