

204 HARMON ST  
DAYTON, TX 77535

0000008424483

**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 August 31, 2012 and recorded in Document CLERK'S FILE NO. 2012012224; AS AFFECTED BY CLERK'S FILE NO. 2019020439 real property records of LIBERTY County, Texas, with MARK A. LEE AND ELIZABETH M. LEE, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARK A. LEE AND ELIZABETH M. LEE, securing the payment of the indebtednesses in the original principal amount of \$91,556.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

at 12.30 FILED  
o'clock P M

SEP -3 2019

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



NTSS0000008424483

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.

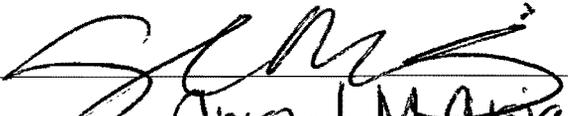
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, MARIEL MARROQUIN, JIM DOLENZ, PAULETTE MCCRARY, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, KINNEY LESTER, TOMMY JACKSON, RON HARMON, TIFFANY BEGGS 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 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 9-03-19 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: 9-3-19

**EXHIBIT "A"**

BEING LOT 2 AND THE EAST 14.00 FEET OF LOT 3, BLOCK 3, OF THE DAYTON DEVELOPMENT COMPANY'S SUBDIVISION TO THE CITY OF DAYTON, LIBERTY COUNTY, TEXAS, AS RECORDED IN VOLUME 131, PAGE 174 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ONE (1) INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AT THE INTERSECTION OF THE NORTH RIGHT-OF WAY LINE OF HARMON STREET AND THE EAST RIGHT-OF-WAY LINE OF THE HILL STREET IN THE SOUTH LINE OF THE AFOREMENTIONED LOT 3,

THENCE NORTH 30 DEG 01 MIN. 01 SEC. WEST ALONG THE EAST LINE OF HILL STREET, A DISTANCE OF 149.99 FEET TO A ONE (1) INCH IRON PIPE FOUND IN THE NORTH LINE OF AFOREMENTIONED LOT 3 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 60 DEG 05 MIN 43 SEC EAST ALONG THE NORTH LINE OF THE AFOREMENTIONED LOT 3 PASSING AT 14 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 3 AND THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 2, A TOTAL DISTANCE OF 76.73 FEET TO A ONE (1) INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF LOT 1 OF THE AFOREMENTIONED SUBDIVISION, THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 2, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 29 DEG 53 MIN 47 SEC EAST ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 1 AND THE EAST LINE OF THE AFOREMENTIONED LOT 2, A DISTANCE OF 149.86 FEET TO A ONE (1) INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF HARMON STREET FOR THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 1, THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 2, AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 60 DEG 00 MIN 00 SEC. WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF HARMON STREET THE SOUTH LINE OF THE AFOREMENTIONED LOT 2 PASSING AT 62.41 FEET A POINT FOR THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 2 AND THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 3 A TOTAL DISTANCE OF 76.41 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.264 ACRES OF LAND.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

at 1:10 FILED o'clock 9 M

THE STATE OF TEXAS }  
COUNTY OF LIBERTY }

SEP -4 2019

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Marda Riley

REFERENCE IS MADE TO THE FOLLOWING FACTS:

(1) JEREMY OVERTURF and DANA RAMIREZ (the "Mortgagors"), executed and delivered that certain Deed of Trust dated November 22, 2016, (hereinafter called the "Deed of Trust") to WILLIAM C. SHADDOCK, Trustee, covering and describing certain real property more particularly described in **Exhibit "A"** which is attached hereto and made a part hereof for all purposes, together with all rights, privileges, hereditaments and appurtenances thereto, and all other property rights and interests in or to which any lien or security interest now in effect was granted, created or preserved by, in or under the Deed of Trust. All such property is hereinafter called the "Subject Property".

(2) The Deed of Trust was recorded in County Clerk's File No. 2016020521 in the Official Public Records of Real Property of Liberty County, Texas.

(3) The Deed of Trust was executed and delivered to secure payment of the following items (hereinafter collectively called the "Indebtedness"):

- (a) That one certain Promissory Note dated November 22, 2016, executed by JEREMY OVERTURF and DANA RAMIREZ, in the original amount of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100 (\$119,900.00) DOLLARS, payable to the order of DARLENE ENLOE DALY as therein specified.
- (b) Any and all other indebtedness secured by and set out in the Deed of Trust.

(4) Defaults have occurred and are continuing on payment of the installments on the Note, payment of taxes, payment of federal tax liens and not providing insurance coverage and the holder of the Indebtedness, by reason of such continuing defaults, gave notice of such defaults on August 3, 2019 to Mortgagors and further gave JEREMY OVERTURF and DANA RAMIREZ at least twenty (20) days in which to cure the defaults. Mortgagors have failed to cure such defaults within the time provided and as a result of Mortgagors' failure to cure defaults, DARLENE ENLOE DALY has exercised her option to declare the entire unpaid balance on the Note, both principal and accrued but unpaid interest, to become due and payable at once, has made demand upon the Mortgagors for full payment thereon, and intends to cause

the Trustee under the Deed of Trust to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness.

(5) The Deed of Trust provides, in effect, that the holder of the Indebtedness under the Deed of Trust shall have the right to appoint a Substitute or Successor Trustee to act instead of the Trustee therein named without any other formality than the designation in writing of a Substitute or Successor Trustee, all as more fully provided in the Deed of Trust, to which reference is here made for all purposes.

(6) DARLENE ENLOE DALY, the holder of the Indebtedness, pursuant to the right granted under the Deed of Trust, has directed JAMES H. JASPER, as Substitute Trustee, to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

THAT the undersigned, JAMES H. JASPER, Substitute Trustee under the Deed of Trust, hereby gives notice that said JAMES H. JASPER, Substitute Trustee as aforesaid, will sell the Subject Property to the highest bidder for cash at public auction, at the south side of the Courthouse, with an address of 1923 Sam Houston, as the front steps of the Courthouse for the purpose of public sales and auctions at the Courthouse (Designated Location") in liberty, Liberty County, Texas, in which county the Subject Property is situated, such sale to be conducted between the hours of 10:00 o'clock A.M. and 4:00 o'clock P.M., provided such sale shall not begin before 10:00 A.M. nor later than three hours after such time, on the 1<sup>st</sup> day of October, 2019, same being the first Tuesday of said month, after giving notice of the time, place and terms of sale by posting or causing to be posted written or printed notices thereof for at least twenty-one (21) consecutive days prior to the day of the said sale in said County at the Courthouse door of Liberty County, Texas, and by giving such other notice as may be required by the laws of the State of Texas.

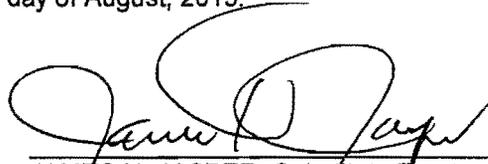
**"ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

**THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES,**

AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

NOTICE: THE INTERNAL REVENUE SERVICE HAS ONE HUNDRED TWENTY (120) DAYS FROM THE DATE OF SALE OF THE SUBJECT PROPERTY WITHIN WHICH TO REDEEM THE SUBJECT PROPERTY.

EXECUTED in multiple counterparts on this 28<sup>TH</sup> day of August, 2019.

A handwritten signature in black ink, appearing to read "James H. Jasper", written over a horizontal line.

JAMES H. JASPER, Substitute Trustee  
108 E. Dallas  
Cleveland, Texas 77327  
Tele: 281-592-4673  
Jasperjh@sbcglobal.net

File #12,817 JHJ/dabForecl.

BEING LOT ONE (1), LOT TWO (2), AND LOT THREE (3), BLOCK THIRTY-SEVEN A, (37-A), NOBLE GARVEY SUBDIVISION OF A PORTION OF THE COX ADDITION, AN ADDITION IN THE CITY OF CLEVELAND, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1 PAGE 63, MAP RECORDS OF LIBERTY COUNTY, TEXAS.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF LIBERTY )

KNOW ALL MEN  
BY THESE PRESENTS:

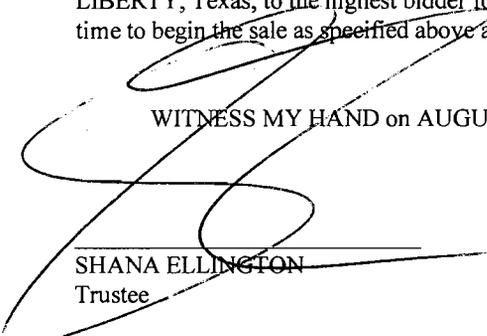
WHEREAS, by Deed of Trust dated JANUARY 15, 2019, MARIA CAMPOS conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

Being TRACT NO. 21, Block 1 Out of FIVE OAKS ESTATES, Phase ONE, being 1.5050 Acres of land, more or less, being the same tract of land as shown on the map or plat thereof; Recorded in Volume 9, Page 154 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$46,100.00 executed by MARIA CAMPOS and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2019004311, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 1ST day of OCTOBER, 2019, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE. of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

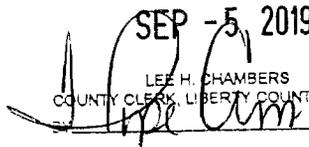
WITNESS MY HAND on AUGUST 30, 2019.

  
SHANA ELLINGTON  
Trustee

AFTER RECORDING RETURN TO:  
5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

FILED  
at 12:10 o'clock P M

SEP - 5 2019

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

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF LIBERTY )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MAY 7, 2010, ROSALBA SERRANO conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

Being TRACT NO. 4, Block 2 Out of FIVE OAKS ESTATES, Phase ONE, being 1.5660 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 9, Page 154 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$15,400.00 executed by ROSALBA SERRANO and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2010008771, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 1ST day of OCTOBER, 2019, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE. of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on AUGUST 30, 2019.

SHANA ELLINGTON  
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

FILED at 12:10 o'clock P M

SEP - 5 2019  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )

COUNTY OF LIBERTY )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MAY 7, 2010, JOSE FRANCISCO BARRON conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

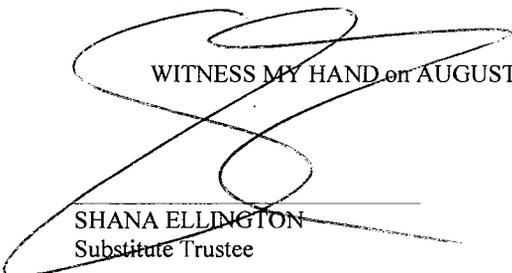
Being TRACT NO. 4, Block 2 Out of FIVE OAKS ESTATES, Phase ONE, being 1.5660 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 9, Page 154 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$15,400.00 executed by JOSE FRANCISCO BARRON and made payable to 5G, LP. A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2010008771, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

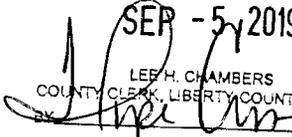
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 1ST day of OCTOBER, 2019, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE. of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on AUGUST 30, 2019.

  
SHANA ELLINGTON  
Substitute Trustee

AFTER RECORDING RETURN TO:  
5G, LP. A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

at 12:10 FILED P o'clock M

SEP - 5 2019  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY  DEPUTY