

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Billy J. Roush, Jr. and Ashlie N. George are hereby notified that on Tuesday, October 6, 2020 between the hours of 10:00 a.m. and 1:00 p.m. on the front steps of the south side of the Liberty County Courthouse, located at 1923 Sam Houston, in the city of Liberty, County of Liberty, Texas 77575 or wherever else designated by the commissioner's court for foreclosures, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

Lots 8, 9 and 10 in Block 1 of Devers School Addition, an addition in the Town of Devers, Liberty County, Texas, according to the map or plat thereof recorded in Volume 1, Page 25 of the Map Records of Liberty County, Texas, together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2013 MHDMAN00000283 CMH MANUFACTURING Manufactured Home; Model: 31DMK16763AH13; Serial No.: CLW035020TX; Label/Seal No.: NTA1588330 which manufactured home has been placed on the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 207 Ave. B, Devers, Texas 77538.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated July 16, 2014, in the original principal sum of \$54,830.25, executed by Billy J. Roush, Jr. as Maker to Vanderbilt Mortgage and Finance Inc. as payees, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated July 16, 2014. The Deed of Trust was executed by both of you as Grantors to K. Clifford Littlefield as Trustee for the benefit of Vanderbilt Mortgage and Finance Inc. and was recorded in the real property records of Liberty County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because both of you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments to Vanderbilt Mortgage and Finance, Inc. as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through September 2, 2020 is \$54,681.55. Said balance continues to accrue interest per day at \$13.39. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated September 1, 2020. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

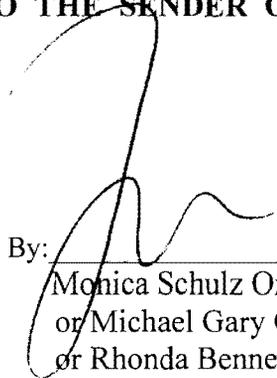
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[Handwritten Signature]

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 1021 Main Street, Suite 1150, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 2nd day of September, 2020.

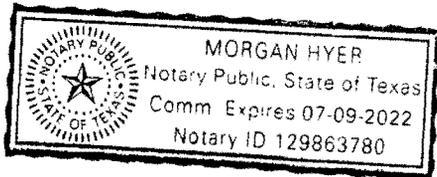
By: 

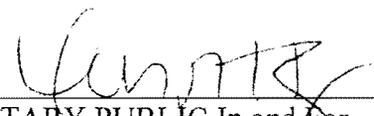
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 2nd day of September, 2020, by Monica Schulz Orlando.





NOTARY PUBLIC In and For
The State of Texas
Printed Name: MORGAN HYER
My Commission Expires: 07/09/22

11:18 A

SEP - 1 2020

Notice of Substitute Trustee's Sale

Clairith Macis

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: December 23, 2009	Original Mortgagor/Grantor: SEDRICK WALLER AND AMY WALLER
Original Beneficiary / Mortgagee: WALTER MORTGAGE COMPANY, LLC .	Current Beneficiary / Mortgagee: THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE. FOR MID-STATE CAPITAL CORPORATION 2004-1 TRUST
Recorded in: Volume: n/a Page: n/a Instrument No: 2010001582	Property County: LIBERTY
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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 \$54,200.00, executed by AMY WALLER; SEDRICK WALLER and payable to the order of Lender.

Property Address/Mailing Address: 1006 VINE, CLEVELAND, TX 77327

Legal Description of Property to be Sold: LOT 13, BLOCK L, TRACT 1 SMITH, A SUBDIVISION LOCATED IN THE CITY OF CLEVELAND, LIBERTY COUNTY, TEXAS. AND FIELD FOR RECORDS IN VOL 1031, PG 677, IN THE REAL PROPERTY RECORDS OF LIBERTY COUNTY, TEXAS.

TAX ID: 007440000118000.

Date of Sale: October 06, 2020	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: DE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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, *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2004-1 TRUST*, the owner and holder of the Note, has requested Tommy Jackson, Ron Harmon, Keata Smith 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 *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2004-1 TRUST* 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, Keata Smith 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, Keata Smith 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.

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.



SUBSTITUTE TRUSTEE

Tommy Jackson, Ron Harmon, Keata Smith or Carolyn Ciccio, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC, 10700
Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH:
(470)321-7112

Notice of Substitute Trustee's Sale

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: February 25, 2003	Original Mortgagor/Grantor: BURLYN MILLER AND BETTY MILLER
Original Beneficiary / Mortgagee: MID-STATE TRUST X A BUSINESS TRUST OPERATING BY AND THROUGH WILMINGTON TRUST AND JIM. WALTER HOMES, INC..	Current Beneficiary / Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION. AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X
Recorded in: Volume: n/a Page: n/a Instrument No: 2003004691	Property County: LIBERTY
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001. Greenville, SC 29601

* 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 \$55,000.00, executed by BURLYN MILLER and payable to the order of Lender.

Property Address/Mailing Address: 269 COUNTY RD 6474, DAYTON, TX 77535

Legal Description of Property to be Sold: PROPERTY LOT TWENTY-ONE (21), BLOCK TWO (2) OF WOODLAND HILLS VI SUBDIVISION, A SUBDIVISION IN THE REASON GREEN SURVEY, A-43, PAGES 74 AND 75 OF THE MAP RESORDS OF LIBERTY COUNTY, TEXAS AND INCLUDING A 1974 14' BY 70' MANATEE MOBILE HOME, SERIAL NO. 203981363C..

Date of Sale: October 06, 2020	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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, *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X*, the owner and holder of the Note, has requested Tommy Jackson, Ron Harmon, Keata Smith or Carolyn Ciccio, whose

at 11:45 FILED
o'clock A

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

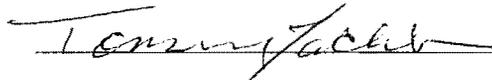
address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X* 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, Keata Smith 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, Keata Smith 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, Keata Smith or Carolyn Ciccio, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC, 10700
Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH:
(470)321-7112

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 February 22, 2018 and recorded under Clerk's File No. 2018005922, in the real property records of LIBERTY County Texas, with Michael J. Barber, Unmarried & Tamarah M. Hazlett, Unmarried as Grantor(s) and Ditech Financial LLC as Original Mortgagee.

Deed of Trust executed by Michael J. Barber, Unmarried & Tamarah M. Hazlett, Unmarried securing payment of the indebtedness in the original principal amount of \$64,000.00 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 Michael J. Barber and Tamarah M. Hazlett. The Bank of New York Mellon, as Indenture Trustee, for WIMC Capital Trust 2011-1 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

ALL OF LOTS 226 AND 227 IN SECTION 2 OF THE HOOP AND HOLLER LAKE ESTATES SUBDIVISION IN LIBERTY COUNTY, TEXAS, AS THE SAME IS DESCRIBED IN PLAT OF RECORD OF SAID SUBDIVISION IN VOLUME 6, PAGE 67, OF THE PLAT RECORDS OF LIBERTY COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/06/2020

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,"



“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, Keata Smith, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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 08/31/2020.

/s/ Lisa Collins SBOT No. 24115338, 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. 44-19-2123

at 11:45 FILED A o'clock _____ M

SEP 03 2020

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

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 October 30, 2003 and recorded under Clerk's File No. 2003018250, in the real property records of LIBERTY County Texas, with Robert Smith, husband and Andrea Renee Smith, wife as Grantor(s) and Jim Walter Homes, Inc. as Original Mortgagee.

Deed of Trust executed by Robert Smith, husband and Andrea Renee Smith, wife securing payment of the indebtedness in the original principal amount of \$74,553.60 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 Robert Smith and Andrea Renee Smith. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

METES AND BOUNDS DESCRIPTION OF 0.2175 ACRE TRACT - ANDREA SMITH

A TRACT OR PARCEL OF LAND CONTAINING 0.2175 ACRE BEING OUT OF AND A PART OF LOT 2, BLOCK 43 OF NORTH LIBERTY TOWN LEAGUE SUBDIVISION, ABSTRACT 356 IN LIBERTY COUNTY, TEXAS, AND BEING OUT OF THAT TRACT CONVEYED TO CLARENCE BROWN BY W. T JAMISON IN INSTRUMENT DATED JANUARY 17, 1949 AND RECORDED IN VOLUME 321, PAGE 325 OF THE DEED RECORDS OF LIBERTY COUNTY SAID 0.2175 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 10/06/2020

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," "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, Keata Smith, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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 08/28/2020.

/s/ Lisa Collins SBOT No. 24115338, 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. 44-19-2513

FILED
at 11:45 o'clock A

SEP 03 2020

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

METES AND BOUNDS DESCRIPTION OF 0.2175 ACRE TRACT - ANDREA SMITH

A TRACT OR PARCEL OF LAND CONTAINING 0.2175 ACRE BEING OUT OF AND A PART OF LOT 2, BLOCK 43 OF NORTH LIBERTY TOWN LEAGUE SUBDIVISION, ABSTRACT 356 IN LIBERTY COUNTY, TEXAS, AND BEING OUT OF THAT TRACT CONVEYED TO CLARENCE BROWN BY W. T. JAMISON IN INSTRUMENT DATED JANUARY 17, 1949 AND RECORDED IN VOLUME 321, PAGE 325 OF THE DEED RECORDS OF LIBERTY COUNTY SAID 0.2175 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT

COMMENCING at a 5/8 inch iron rod found marking the Northwest or West corner of said Lot 2 of Block 43 in the Northeast right-of-way line of Winfree Street (60 ft. in width) as described in Deed in Volume 321, Page 325 of the Deed Records of Liberty County,

THENCE South 30 degrees 00 minutes 00 seconds East with the Northeast right-of-way line of Winfree Street and the Southwest line of Lot 2 a distance of 387.00 ft. to a point marking the intersection of the East right-of-way line of Winfree Street and the Northwest right-of-way line of Tram Road (formerly the T. V. & N. RR. Company right-of-way-60 ft. in width),

THENCE North 27 degrees 06 minutes 42 seconds East with the Northwest right-of-way line of Tram Road as dedicated and delineated on instrument in Volume 321, Page 325 of the Deed Records of Liberty County a distance of 178.63 ft. to a 3/8 inch iron rod set at the South corner and PLACE OF BEGINNING of the herein described 0.2175 acre tract:

THENCE North 30 degrees 00 minutes 00 seconds West parallel to the East right-of-way line of Winfree Street a distance of 140.00 ft. to a 3/8 inch iron rod set at the West corner of the herein described tract and marking a re-entrant corner of the remainder of said Clarence Brown Tract.

THENCE North 60 degrees 00 minutes 00 seconds East perpendicular to the aforementioned line a distance of 83.97 ft. to a 3/8 inch iron rod set at the North corner of the herein described 0.2175 acre tract and marking a re-entrant corner of the remainder Brown property.

THENCE South 30 degrees 00 minutes 00 seconds East perpendicular to the aforementioned line a distance of 85.70 ft. to a 3/8 inch iron rod set at the East corner of the herein described tract in the Northwest right-of-way line of Tram Road and located South 27 degrees 06 minutes 42 seconds West a distance of 138.17 ft. from a 5/8 inch iron rod previously set.

THENCE South 27 degrees 06 minutes 42 seconds West with the Northwest right-of-way line of Tram Road a distance of 100.00 ft. to the PLACE OF BEGINNING and containing 0.2175 acre of land

NOTICE OF TRUSTEES 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."

DATE: August 27, 2020

DEED OF TRUST:

DATE: April 16, 2019
GRANTOR ROSA HILDA ALEJANDRO GOMEZ
TRUSTEE: DAVID B. SCHEFFLER
BENEFICIARY: 1701 BINGLE, LLC D/B/AVENTURE PROPERTIES
COUNTY WHERE PROPERTY IS LOCATED: Liberty
RECORDED IN: Document # 2020023796 of the Real Property Records of Liberty County, Texas.
PROPERTY: LOT 17 BLOCK 2 OF WOODWAY III, A SUBDIVISION IN THE JOSEPH DUGAT SURVEY, ABSTRACT NO. 175, LIBERTY COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 8, PAGE 225 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

NOTE:

DATE: April 16, 2019
AMOUNT: Thirty Eight Thousand Four Hundred Fifty Dollars and No Cents (\$ 38,450.00)
MAKER: ROSA HILDA ALEJANDRO GOMEZ
PAYEE: 1701 BINGLE, LLC D/B/AVENTURE PROPERTIES
HOLDER and BENEFICIARY: 1701 BINGLE, LLC D/B/AVENTURE PROPERTIES
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

SENDER OF NOTICE: DAVID B. SCHEFFLER
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

DATE OF SALE OF PROPERTY: Tuesday, OCTOBER 6th, 2020

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front steps of the Liberty County Courthouse, Liberty County, Texas.

at 2:45 FILED P
o'clock _____ M

SEP - 1 2020
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY [Signature] DEPUTY

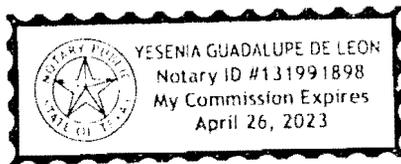
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

David B. Scheffler
DAVID B. SCHEFFLER

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared David B. Scheffler known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on August 27, 2020



Yesenia Petron
NOTARY PUBLIC
STATE OF TEXAS

Yesenia Petron
4-26-23

After recording return to:

DAVID B. SCHEFFLER
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092