

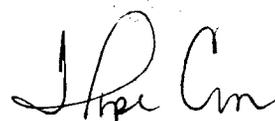
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **JOHN MOROZ** and **CORAL MOROZ** of Liberty County, Texas, dated January 12, 2017 and duly recorded in Clerk's File No. 2017001471 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 of ad valorem taxes thereon, sell on Tuesday, November 2, 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:

Being all that certain tract or parcel of land in the Jesse Devore League, A-23, Liberty County, Texas, containing 10.35 acres of land, more or less, out of a 73.90 acre tract of land described by metes and bound in that certain General Warranty Deed with Vendor's Lien and Mineral Reservation from Alan Dale Tanner to John Moroz and wife, Coral Moroz, dated January 12, 2017 and recorded at instrument number 2017001470 of the 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.

1:50 P



Executed on September 23, 2021.



Matthew Gott
Substitute Trustee

ADDRESS AND TELEPHONE NUMBER
OF SUBSTITUTE TRUSTEE

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

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: 11/02/2021

Time: Between 11:00 AM and beginning not earlier than 11:00 AM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Liberty County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/03/2014 and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File/Instrument Number, 2014017742 with Arthur E. Massey III (grantor(s)) and Wells Fargo Bank, N.A mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Arthur E. Massey III, securing the payment of the indebtedness in the original amount of \$68,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 48 OF SOUTHERN CROSSING SUBDIVISION, SECTION 2, AN ADDITION TO THE JOHN COLF SURVEY, A-158, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 193 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

9:50 FILED A
at 9:50 AM

SEP 23 2021

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Adrian Driver



4735410

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

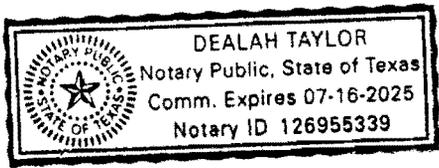
Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Keata Smith
SUBSTITUTE TRUSTEE
Tommy Jackson, Keata Smith, Margie Allen, Kyle
Barclay
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Liberty

Before me, the undersigned authority, on this day personally appeared Keata Smith, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of September, 2021.



Dealah Taylor
NOTARY PUBLIC in and for
Liberty COUNTY
My commission expires: 07-16-2025
Print Name of Notary:
Dealah Taylor

CERTIFICATE OF POSTING

My name is Keata Smith, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on September 23, 2021 I filed at the office of the Liberty County Clerk and caused to be posted at the Liberty County courthouse this notice of sale.

Keata Smith
Declarants Name: Keata Smith
Date: 9-23-21