

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/28/2015

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR WILLOW BEND MORTGAGE COMPANY,
LLC., ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2015006782

Mortgage Servicer:
Nationstar Mortgage LLC d/b/a Mr. Cooper is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
GUYLAN E. ROBERTS AND MELISSA A.
ROBERTS, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Matrix Financial Services Corporation

Property County:
LIBERTY

Mortgage Servicer's Address:
8950 Cypress Waters Blvd.,
Coppell, TX 75019

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 11/5/2019

Earliest Time Sale Will Begin: 10:00AM

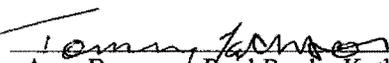
Place of Sale of Property: Liberty County Courthouse, 1923 Sam Houston, Liberty, TX 77575 OR IN
THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002
OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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

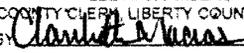
service to the sender of this notice immediately.


Amy Bowman, Reid Ruple, Kathleen Adkins, Evan
Press, Cary Corenblum, Mariel Marroquin, Jim
Dolenz, Paulette McCrary, Joshua Sanders,
Tommy Jackson, Ron Harmon, Tiffany Beggs, Ron
Harmon or Carolyn Ciccio
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

at 1:52 FILED P
o'clock M

SEP 23 2019

MH File Number: TX-19-73429-POS
Loan Type: Conventional Residential

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

TX-19-73429-POS

EXHIBIT "A"

BEING A 4.742 ACRE TRACT OF LAND SITUATED IN THE ANN HOLDOUSEN SURVEY, ABSTRACT NO. 208, LIBERTY COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TERRY SHANE THIGPEN AND JULIE ANN THIGPEN, AS RECORDED IN INSTRUMENT NO. 2003002210, DEED RECORDS, LIBERTY COUNTY, TEXAS, AND ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TERRY S. THIGPEN AND JULIE A. THIGPEN, AS RECORDED IN INSTRUMENT NO. 2010005963, SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH A 1-INCH IRON PIPE FOUND BEARS SOUTH 20° 24' EAST - 1.6 FEET, SAID POINT BEING THE COMMON WEST CORNER OF SAID THIGPEN TRACT (2003002210) AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT 1 TO NOBLE BRYANT ARRENDELL, AS RECORDED IN VOLUME 1494, PAGE 328, SAID DEED RECORDS, AND BEING ON THE EAST LINE OF PLUM GROVE ROAD;

THENCE NORTH 89° 00' 00" EAST ALONG THE COMMON LINE OF SAID THIGPEN TRACT (2003002210) AND SAID TRACT 1, PASSING THE COMMON NORTH CORNER OF SAID THIGPEN TRACT (2003002210) AND AFORESAID THIGPEN TRACT (2010005963) AT A DISTANCE OF 582.53 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID THIGPEN TRACT (2010005963) AND SAID TRACT 1 A TOTAL DISTANCE OF 1070.37 FEET TO A POINT FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 00° 19' EAST - 3.2 FEET, SAID POINT BEING THE NORTHEAST CORNER OF SAID THIGPEN TRACT (2010005963);

THENCE SOUTH 58° 58' 52" WEST, A DISTANCE OF 289.51 FEET ALONG THE SOUTHEAST LINE OF SAID THIGPEN TRACT (2010005963) TO A 5/8-INCH IRON ROD FOUND;

THENCE SOUTH 17° 56' 49" EAST, A DISTANCE OF 57.83 FEET ALONG THE EAST LINE OF SAID THIGPEN TRACT (2010005963) TO A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID THIGPEN TRACT (2010005963);

THENCE SOUTH 86° 28' 26" WEST, A DISTANCE OF 257.69 FEET ALONG THE SOUTH LINE OF SAID THIGPEN TRACT (2010005963) TO A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID THIGPEN TRACT (2010005963), SAID IRON ROD BEING ON THE COMMON LINE OF AFORESAID THIGPEN TRACT (2003002210) AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CALVIN PADGETT, AS RECORDED IN VOLUME 1727, PAGE 207, AFORESAID DEED RECORDS;

THENCE SOUTH 00° 04' 28" EAST, A DISTANCE OF 116.86 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID THIGPEN TRACT (2003002210);

THENCE SOUTH 49° 53' 52" WEST, A DISTANCE OF 143.39 FEET ALONG THE SOUTHEAST LINE OF SAID THIGPEN TRACT (2003002210) TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 45° 52' 04" WEST, A DISTANCE OF 99.81 FEET ALONG THE SOUTHWEST LINE OF SAID THIGPEN TRACT (2003002210) TO A 1/2-INCH IRON ROD FOUND;

EXHIBIT "A" Cont.

THENCE NORTH 44° 36' 21" WEST, A DISTANCE OF 299.04 FEET ALONG SAID SOUTHWEST LINE;

THENCE NORTH 68° 17' 35" WEST, A DISTANCE OF 94.16 FEET ALONG SAID SOUTHWEST LINE;

THENCE SOUTH 88° 21' 15" WEST, A DISTANCE OF 105.25 FEET ALONG THE SOUTH LINE OF AFORESAID THIGPEN TRACT (2003002210) TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 09° 49' EAST - 9.4 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID THIGPEN TRACT (2003002210), AND BEING ON THE AFORESAID EAST LINE OF PLUM GROVE ROAD;

THENCE NORTH 00° 40' 17" EAST, A DISTANCE OF 96.40 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 206,556 SQUARE FEET OR 4.742 ACRES OF LAND.

A.P.N. 000208-000203-000

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 03/25/2008
Grantor(s): SHANE R. DASTOUS AND SUSAN M. DASTOUS
Original Mortgagee: BENEFICIAL TEXAS INC.
Original Principal: \$62,000.00
Recording Information: Instrument 2008006001
Property County: Liberty
Property: (See Attached Exhibit "A")
Reported Address: 436 COUNTY RD 6027, DAYTON, TX 77535

FILED
at 10:30 o'clock A M

SEP 26 2019

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

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Nationstar Mortgage LLC d/b/a Mr. Cooper
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC d/b/a Mr. Cooper
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 2019
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON in Liberty County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): 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, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Tommy Jackson whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254 I declare under penalty of perjury that on 9.26.19 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.

By: Tommy Jackson

Exhibit "A"

BEING 2.00 ACRES PARCEL OF LAND, MORE OR LESS, A PART AND OUT OF THE B F STRAWBRIDGE SURVEY, ABSTRACT 714, AND THE W R HOLBROOK SURVEY, ABSTRACT 688, IN LIBERTY COUNTY, TEXAS, ALSO BEING OUT OF THAT 347.11 ACRE TRACT OF LAND CONVEYED FROM B C COYLE AND WIFE, LENNIE MAE COYLE TO C E ENDERLI AS RECORDED ON SEPTEMBER 25, 1973, IN VOLUME 727, PAGE 788, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A 1.05 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1887, PAGE 898, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THIS TRACT IN THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 6027 (FORMERLY COYLE ROAD) WHICH BEARS N 00 DEGREES 39 MINUTES 30 SECONDS E, 2099.74 FEET AND S 89 DEGREES 22 MINUTES 00 SECONDS E, 1393.35 FEET FROM POINT FOR THE SOUTHWEST CORNER OF A 105.5396 ACRE TRACT OF LAND CONVEYED FROM ENDERLI ENTERPRISES INC TO UNITED BANK-HOUSTON AS RECORDED ON SEPTEMBER 24, 1982, IN VOLUME 957, PAGE 239, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 6027, A DISTANCE OF 168.67 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT SAID POINT BEING THE NORTHWEST CORNER OF A 4.143 ACRE TRACT;

THENCE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID 4.143 ACRE TRACT A DISTANCE OF 517.84 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME POINT BEING THE SOUTHWEST CORNER OF SAID 4.143 ACRE TRACT;

THENCE NORTH 89 DEGREES 13 MINUTES 53 SECONDS WEST, A DISTANCE OF 168.67 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME POINT BEING THE SOUTHEAST CORNER OF SAID 1.05 ACRE TRACT;

THENCE NORTH 00 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID 1.05 ACRE TRACT, A DISTANCE OF 517.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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: 11/05/2019

Time: Between 10am-1pm and beginning not earlier than 10am-1pm 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 12/08/2006 and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File/Instrument Number, 2006017868 with Jeffrey P. Montgomery and Barbara D. Montgomery (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 Jeffrey P. Montgomery and Barbara D. Montgomery, securing the payment of the indebtedness in the original amount of \$71,452.00, 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. LOT1 IN BLOCK 3 OF NORTH PARK SUBDIVISION, AN ADDITION IN THE JOSEPH DUGAT SURVEY, A-175, LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 192 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

FILED
at 10:30 o'clock A M

SEP 26 2019

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



4705174

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 Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

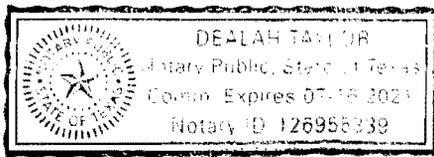
Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Tommy Jackson
SUBSTITUTE TRUSTEE
Tommy Jackson, Ron Harmon, 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 Tommy Jackson, 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 26th day of September, 2019.



Dealah Taylor
NOTARY PUBLIC in and for
Liberty COUNTY
My commission expires: 7-16-21
Print Name of Notary:
Dealah Taylor

CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 9-26-19 I filed at the office of the Liberty County Clerk and caused to be posted at the Liberty County courthouse this notice of sale.

Tommy Jackson
Declarants Name: Tommy Jackson
Date: 9-26-19

FILED
at 10:30 o'clock A M

SEP 26 2019

909 Lowe St, Dayton, TX 77535

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

19-020599

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: 11/05/2019

Time: Between 10am-1pm and beginning not earlier than 10am-1pm 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 04/08/2010 and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File/Instrument Number 2010004406 with Nancy Tinajero (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Nancy Tinajero, securing the payment of the indebtedness in the original amount of \$98,290.00, 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. 2.793 ACRES OF LAND MORE OR LESS BEING OUT OF AND A PART OF LOT 9 OF THE FRIEDMAN SUBDIVISION OF BLOCK 12, TOWN OF DAYTON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS:

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.2793 ACRES (SITUATED IN THE LIBERTY TOWN SOUTH LEAGUE, ABSTRACT 358, LIBERTY COUNTY, TEXAS AND OUT OF LOT 9, OF THE FRIEDMAN SUBDIVISION RECORDED IN VOLUME "N" PAGE 421 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO JOSEPH TOWNSEND RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2007011812 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.2793 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE SOUTH LINE OF A 0.227 ACRE TRACT CONVEYED TO GEORGE EMMETT COLVIN RECORDED BY DEED IN VOLUME 1876, PAGE 175 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND THE NORTH LINE OF THE SUBJECT TRACT WAS USED FOR THE CONTROL BEARING OF THIS PROPERTY.



4706032

BEGINNING AT A 3/4" IRON ROD, FOUND, BEING IN THE EAST RIGHT-OF-WAY OF LOWE STREET AND THE SOUTHWEST CORNER OF SAID COLVIN TRACT, ALSO IN THE WEST LINE OF SAID LOT 9 AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 60 DEGREES 00' 00" E, ALONG THE SOUTH LINE OF SAID COLVIN TRACT, A DISTANCE OF 149.94 FEET (CALLED 149.86') TO A 3/4" IRON ROD, FOUND, BEING IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO A.L. GREEN AND EVYLEE GREEN RECORDED BY DEED IN VOLUME 446, PAGE 604 OF THE DEED RECORDS OF SAID COUNTY AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 29 DEGREES 58' 17" E, ALONG THE WEST LINE OF SAID GREEN TRACT, 33.97 FEET PASS A 5/8" IRON ROD, FOUND, IN ALL A TOTAL DISTANCE OF 81.13 FEET (CALLED S 29 DEGREES 59' 10" E - 81.34') TO A 3/4" IRON ROD, FOUND, BEING THE NORTHEAST CORNER OF 0.351 ACRES CONVEYED TO CECIL ABBIE GREEN AND WIFE, NINE GREEN RECORDED BY DEED IN VOLUME 843, PAGE 443 OF THE DEED RECORDS OF SAID COUNTY AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 59 DEGREES 59' 04" W (CALLED S 60 DEGREES 03' 55" W), ALONG THE NORTH LINE OF SAID GREEN TRACT, A DISTANCE OF 149.93 FEET TO A 1/2" IRON ROD, FOUND, IN THE EAST RIGHT-OF-WAY OF SAID LOWE STREET, ALSO THE WEST LINE OF SAID LOT 9, THE NORTHWEST CORNER OF THE SAID GREEN TRACT AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 29 DEGREES 58' 57" W, ALONG THE EAST RIGHT-OF-WAY OF SAID LOWE STREET, A DISTANCE OF 81.17 FEET TO THE "POINT OF BEGINNING" AND CONTAINING 0.2793 ACRE OF LAND.

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 Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Tommy Jackson
SUBSTITUTE TRUSTEE
Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR 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 whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Orange

Before me, the undersigned authority, on this day personally appeared Tommy Jackson, 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 26 day of September, 2019.



Debra Taylor
NOTARY PUBLIC in and for
Liberty COUNTY
My commission expires: 7-16-21
Print Name of Notary: Debra Taylor

CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 9-26-19 I filed at the office of the Liberty County Clerk and caused to be posted at the Liberty County courthouse this notice of sale.

Tommy Jackson
Declarants Name: Tommy Jackson
Date: 9-26-19

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: BEING THE SOUTH ONE-HALF (S. 1/2) OF LOTS 11 AND 12 AND ALL OF LOT 10 IN BLOCK 3 W.J. DUNNAM SUBDIVISION OUT OF THE T. M. PEEBLES SURVEY IN THE TOWN OF CLEVELAND, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 112, PAGE 308 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/31/2007 and recorded in Document 2007012394 real property records of Liberty County, Texas. Re-filed in Document 2010011394 real property records of Liberty County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 11/05/2019

Time: 10:00 AM

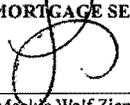
Place: Liberty County, Texas at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

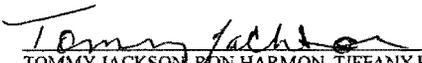
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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.

5. Obligations Secured. The Deed of Trust executed by BONNIE L. NESLUND, provides that it secures the payment of the indebtedness in the original principal amount of \$112,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

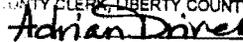

Mable Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TOMMY JACKSON, RON HARMON, TIFFANY BEGGS,
MARGIE ALLEN OR KYLE BARCLAY
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting
I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 9-26-19 I filed this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.

FILED
at 10:30 o'clock A M

SEP 26 2019

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



[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

FILED
at 10:30 o'clock A 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

SEP 26 2019

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

TS#: 19-22715

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/4/2016, ALICIA R EMPSON AND MICHAEL L EMPSON, WIFE AND HUSBAND, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ALLAN B POLUNSKY, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$215,151.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 11/10/2016 as Volume 2016019733, Book , Page , Loan Modification recorded on 12/14/2017 as Instrument No. 2017023552 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 FORTY-EIGHT (48), FORLAND ESTATES, SECTION THREE (3), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2015004674 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

Commonly known as: **111 TRACIE DR., 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, Tiffany Beggs, Ron Harmon or Carolyn Ciccio, Margie Allen, Kyle Barclay** 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 agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4705460

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **11/5/2019 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.

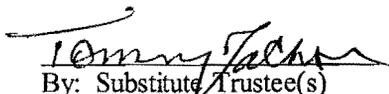
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 9/18/2019



By: Substitute Trustee(s)

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

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.