

Notice of [Substitute] Trustee 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: 11/06/2018

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 123 PR 684, Dayton, TX 77535

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/23/2006 and recorded 06/26/2006 in Document 2006009100, real property records of Liberty County, Texas, with **Guillermo Fernandez, Joined herein Pro Forma by his Spouse, Crystal Juarez** grantor(s) and FIELDSTONE MORTGAGE COMPANY as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Guillermo Fernandez, Joined herein Pro Forma by his Spouse, Crystal Juarez**, securing the payment of the indebtedness in the original principal amount of \$78,400.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2006-3** is the current mortgagee of the note and deed of trust or contract lien.

FILED
at 2:43 o'clock P M

SEP 27 2018

PAULETTE WILLIAMS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY DEPUTY

4671438

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

FIELD NOTES OF A 4.918 ACRE TRACT OF LAND SITUATED IN THE I. & G. N. RAILROAD SURVEY NO. 32 ABSTRACT NO. 429, LIBERTY COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED 4.9257 ACRES CONVEYED TO RON ALLEN ALEXANDER BY BELINDA CHRISTINE ALEXANDER BY DEED DATED NOVEMBER 3, 1991, AND RECORDED IN VOLUME 1539 AT PAGE 233 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS THIS 4.918 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE WEST LINE OF 5.0 ACRES CONVEYED TO SYLVIA L GRAHAM BY FRANCES R. MOBLEY BY DEED DATED JUNE 15, 2001, AND RECORDED IN VOLUME 1917 AT PAGE 221 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION. BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND THE SOUTHEAST CORNER OF SAID CALLED 4.9257 ACRES, THE SOUTHWEST CORNER OF A 4.8737 ACRE TRACT OF LAND CONVEYED TO CHARLES BYRON CASON, ET UX, BY EARL WAYNE SANDERS, ET UX, BY DEED DATED JUNE 22, 1989, AND RECORDED IN VOLUME 1283 AT PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, AND IN THE NORTH LINE OF 1.75 ACRES CALLED TRACT TWO CONVEYED TO STILSON PROPERTIES INCORPORATED BY CONSTABLE PRECINCT 4 BY DEED DATED JANUARY 21, 1997, AND RECORDED IN VOLUME 1654 AT PAGE 133 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. THENCE SOUTH 87° 07' 30" WEST WITH THE SOUTH LINE OF THIS TRACT OF LAND, THE SOUTH LINE OF SAID CALLED 4.9257 ACRES, AND THE NORTH LINE OF SAID 1.75 ACRES A DISTANCE OF 241.80 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND, THE SOUTHWEST CORNER OF SAID CALLED 4.9257 ACRES, AND THE SOUTHEAST CORNER OF SAID 5.0 ACRES. FROM THIS CORNER A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 5.0 ACRES BEARS SOUTH 87° 07' 30" WEST A DISTANCE OF 265.18 FEET THENCE NORTH 01° 52' 30" WEST WITH THE WEST LINE OF THIS TRACT OF LAND, THE WESTLINE OF SAID CALLED 4.9257 ACRES, AND THE EAST LINE OF SAID 5.0 ACRES, AT A DISTANCE OF 782.63 FEET CROSS THE SOUTH RIGHT OF WAY LINE OF A 40 FOOT WIDE ROAD EASEMENT, IN ALL A TOTAL DISTANCE OF 822.63 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, THE NORTHWEST CORNER OF SAID CALLED 4.9257 ACRES, THE NORTHEAST CORNER OF SAID 5.0 ACRES, AND IN THE SOUTH RIGHT OF WAY LINE OF PRIVATE ROAD 684, 30 FOOT WIDE RIGHT OF WAY. THENCE NORTH 87° 07' 18" EAST, WITH THE NORTH LINE OF THIS TRACT OF LAND, THE NORTH LINE OF SAID CALLED 4.9257 ACRES, THE NORTH LINE OF SAID 40 FOOT WIDE ROAD EASEMENT, AND THE SOUTH RIGHT OF WAY LINE OF PRIVATE ROAD 684 A DISTANCE OF 279.19 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, THE NORTHEAST CORNER OF SAID CALLED 4.9257 ACRES, AND THE NORTHWEST CORNER OF SAID 4.8737 ACRES. THENCE SOUTH 00° 43' 30" WEST WITH THE EAST LINE OF THIS TRACT OF LAND, THE EASTLINE OF SAID CALLED 4.9257 ACRES, AND THE WEST LINE OF SAID 4.8737 ACRES, AT A DISTANCE OF 40.00 FEET CROSS THE SOUTH LINE OF SAID 40 FOOT WIDE ROAD IN ALL A TOTAL DISTANCE OF 824.15 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN SAID BOUNDARIES 4.918 ACRES OF LAND GROSS, WITH 0.2553 OF AN ACRE OF LAND IN SAID 40 FOOT WIDE ROAD EASEMENT, LEAVING A NET ACREAGE OF 4.663 ACRES OF LAND, MORE OR LESS.

8. 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. **Oewen Loan Servicing, LLC**, as

TS No.: 2018-02405-TX
18-001854-673

Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC

**1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409**

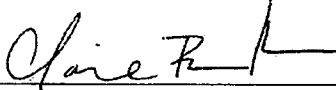
Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

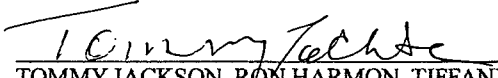
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: September 21, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton – Attorney or Authorized Agent of The Mortgage or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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 9-21-18 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.

Notice of Foreclosure Sale

(Trustee Sale)

Date : September 18th, 2018

FILED
at 7:40 o'clock A.M.

Deed of Trust Information:

Date: March 20th, 2017

SAP 20 2018
PAULETTE WILLIAMS
COUNTY CLERK LIBERTY COUNTY TEXAS
BY: *Paulette Williams*

GRANTOR: WENDY ALFARO and ANGELICA M. HERNANDEZ

BENEFICIARY: Pebble Creek Investments, LLC

Original Principle: Sixteen Thousand Five-Hundred Dollars and 00/100 (\$16,500.00)

PROPERTY COUNTY: LIBERTY COUNTY

PROPERTY:

Being 12.0 Acres located on Lot 2, Block 0-23 of the Liberty Outer Blocks, (Account No. 005901-00316-000), to which plat and its recording reference is hereby made for all intents and purposes, together with all buildings, structures and other Types of improvements now existing or hereafter constructed or placed upon the above described tract of land, inclusive of all goods which are or are to become fixtures, now or hereafter located in or about such land and/or improvements.

SALE INFORMATION:

Date of Sale: Tuesday, November 6th, 2018

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$15,899.27, by Pebble Creek Investments, LLC

Place of Sale: INSIDE THE MAIN LOBBY of LIBERTY County Courthouse, Texas, or

If the preceding area is no longer in the designated area, at the area most recently designated by the Liberty County Commissioner's Court.

Trustee: Shane Amir Ghaemmaghani, as rights and privileges addressed in DEED OF TRUST

Trustee's Address: 380 Flores Rd. Livingston, TX 77351

*For Sale Info, Call or Text: 936-433-8663, or email: amirg1020@gmail.com

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

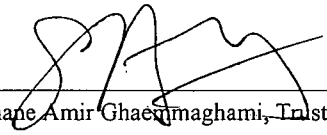
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Shane Amir Ghaemmaghani as Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice or 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 or 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.

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.

Signed and Executed By:



Shane Amir Ghaemmaghami, Trustee
September 18th, 2018

STANDARD/CERTIFIED MAIL
RETURN RECEIPT REQUESTED
cc: Standard Mail

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.

FILED
11:50 o'clock A M

SEP 24 2018

1. Date, Time, and Place of Sale.

Date: November 06, 2018

Time: The sale will begin at 10:00AM 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.

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: Adnan Dnyel DEPUTY

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 10, 2007 and recorded in Document CLERK'S FILE NO. 2007009711 real property records of LIBERTY County, Texas, with JUSTIN HORN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JUSTIN HORN, securing the payment of the indebtednesses in the original principal amount of \$73,348.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

[Signature]
AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, JULIAN PERRINE, KIM HINSHAW, TOMMY JACKSON, RON HARMON, KINNEY LESTER, WAYNE WHEAT, DANA DENNAN, CINDY DENNAN, BENJAMIN GRIESINGER, STEPHANIE KOHLER, IAN MOSER, CATRENA WARD OR MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

My name is GILBERT ARSIAGA and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 9/24/18 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Certificate of Posting

Declarant's Name: GILBERT ARSIAGA
Date: 9/24/18



EXHIBIT A

LOT 41 OF SPLENDORA WOODS, SECTION 1, AN ADDITION IN THE M.B. LAWRENCE SURVEY, A-309, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 180 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.



NOS0000007854375