

FILED
at 1:30 o'clock P. M.

NOTICE OF TRUSTEE'S SALE

OCT - 9 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Mauryanna* DEPUTY

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **LORENA GUADALUPE REYES** of Liberty County, Texas, dated March 7, 2013 and duly recorded in Clerk's File Number 2013003985, of the Official Public Records of Liberty County, Texas, I will, as 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 thereof, sell on Tuesday, November 6, 2018, (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:

That certain Lot Thirteen (13), Block Three (3), of the Cedar Creek Ranch III, Subdivision, a subdivision located in the C.C. Brunson Survey, Abstract 741, Liberty County, Texas, according to the map or plat thereof recorded in Volume 10, Page 30 of the Map 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.

Executed the 2nd day of October 2018.



Jaime Carter
Trustee

ADDRESS AND TELEPHONE NUMBER
OF TRUSTEE

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

OCT 11 2018

NOTICE OF FORECLOSURE SALE

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: Amber Dwyer DEPUTY

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: 10.00 ACRES OF LAND BEING LOTS 1B AND 1C OF CORTINA ACRES, A SUBDIVISION LOCATED IN THE H. & T.C. RR. SURVEY NO. 155, A-266, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2008005517 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/31/2016 and recorded in Document 2016004120 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: 11/06/2018

Time: 10:00 AM

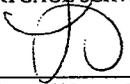
Place: Liberty County Courthouse, Texas at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

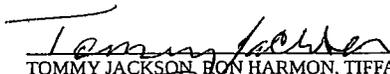
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 NORMAN JOEL ESCOBAR JR AND JAMY FLORES ESCOBAR, provides that it secures the payment of the indebtedness in the original principal amount of \$92,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Marissa Sibal, 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
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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 10-11-18 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.

4672842