

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/25/2008

Grantor(s)/Mortgagor(s):
SHANE R DASTOUS AND SUSAN M. DASTOUS

Original Beneficiary/Mortgagee:
BENEFICIAL TEXAS INC.

Current Beneficiary/Mortgagee:
Nationstar Mortgage LLC d/b a Mr. Cooper

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2008006001

Property County:
LIBERTY

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.

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

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

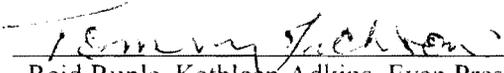
Date of Sale: 12/1 2020

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


Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith, Keata Smith 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

service to the sender of this notice immediately.

12:38 P



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 HCLBROOK 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.

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: September 5, 2003 9:50 A
Grantor(s): Paul Theriot and Belinda Theriot
Original Mortgagee: Dream Homes, Inc. Adnan Driver
Original Principal: \$95,149.00
Recording Information: Instrument Number 2003014691 and re-recorded at Instrument Number 2003017123
Property County: Liberty

Property: **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.0169 ACRES OF LAND SITUATED IN THE LEROY GEDRUF SURVEY, ABSTRACT NO. 38, LIBERTY COUNTY, TEXAS; SAID BEING OUT AND A PART OF LOT TWENTY-TWO (22) OF THE MARYSEE FARMS SECTION NO 4 SUBDIVISION ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 6, PAGE 81 LIBERTY COUNTY MAP RECORDS AND BEING CALLED THE PAULA AND BELINDA G. THERIOT TRACT DESCRIBED IN VOLUME 1712, PAGE 286 OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, (O.P.R.L.C.); SAID 3.0169 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: COMMENCING at a 2 inch iron pipe found at an "L" turn in the right-of-way of Carolyn Drive, (C.R. No. 2076), a county road having a width of sixty (60) feet, for the Southwest corner of Lot 21; THENCE NORTH 01 DEGREES 28 MINUTES 08 SECONDS WEST, a distance of 369.94 Feet (CALLED 370') with the east right-of-way of said county road to a 5/8 inch iron rod found for the Southwest corner of Lot 22 and the PLACE OF BEGINNING; THENCE NORTH 01 DEGREES 29 MINUTES 30 SECONDS WEST, a distance of 279.81 feet continuing with the county road to a 5/8 inch iron rod set for the Northwest corner of this tract; THENCE NORTH 88 DEGREES 35 MINUTES 00 SECONDS EAST, a distance of 483.00 feet to a 5/8 inch iron rod with orange cap set for the Northeast corner of this tract and same being in the west line of Lot 23; THENCE SOUTH 01 DEGREES 32 MINUTES 03 SECONDS EAST, a distance of 280.47 feet with the west line of Lot 23 to a 2 inch iron pipe found for the Southwest corner of Lot 23 and being the Northwest corner of Lot 20 for the Southeast corner of this tract; THENCE SOUTH 88 DEGREES 39 MINUTES 42 SECONDS WEST, a distance of 483.21 feet with the north line of Lot 21 being the same lot described in a deed to Dudley and Susan Thornton recorded in Volume 1291, Page 492 O.P.R.L.C. to the PLACE OF BEGINNING and containing 135337 square feet or 3.1069 acres more or less.**

Property Address: **189 County Road 2076
Hull, TX 77564**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **The Bank of New York Mellon, as Indenture Trustec, for Mid-State Capital Corporation 2004-1 Trust**
Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer: **55 Beattie Place, Suite 100 MS 561**
Address: **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **December 1, 2020**
Time of Sale: **11:00 am or within three hours thereafter.**
Place of Sale: **The south side of the Courthouse, 1923 Sam Houston at the front steps of the Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith, or Jonathan Cole Emert, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240**

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith or Jonathan Cole Emert, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Ron Harmon, Keata Smith or Jonathan Cole Emert, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of

merchantability and fitness for the 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 sold "**AS-IS**", purchaser's 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 interest 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.

5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 32313
(850) 422-2520

WITNESS MY HAND this 19 day of October, 2020.

Tommy Jackson

~~Tommy Jackson~~, Ron Harmon, Tiffany Beggs,
Carolyn Ciccio, or Cole Emert

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **MARLENE A. CASIAS**, of Liberty County, Texas, dated October 18, 2016 and duly recorded in the Clerks File Number 2016018950 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, December 1, 2020**, (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 surface estate only in an to Lot No. Twenty-Three (23), Block One (1), of Pine Land Subdivision, a subdivision located in the Meredith Duncan Survey, Abstract 29, Liberty County Texas, according to the map of plat thereof recorded in Clerk's File No. 2015023213 of the Map Records or Plat Records of Liberty County, Texas.

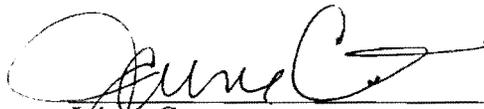
THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

Executed the 15th day of October, 2020.

at 9:20 FILED A o'clock M

OCT 21 2020

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



Jaime Carter
Trustee

ADDRESS OF TRUSTEE

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

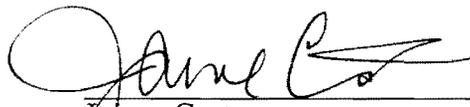
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **JORGE LUIS PEREZ LOPEZ**, of Liberty County, Texas, dated March 31, 2016 and duly recorded in the Clerks File Number 2016005662 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, December 1, 2020**, (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 surface estate only in an to Lot No. Six (6), Block Two (2), of Cedar Creek Ranch Subdivision a subdivision in the C. C. Brunson Survey, Abstract 741 and the C.W. Fisher Survey, Abstract 657, Liberty County, Texas, according to the map or plat thereof recorded in Volume 9, Page 195, 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 15th day of October, 2020.



Jaime Carter
Trustee

FILED
at 9:20 o'clock A M

OCT 21 2020

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
By: Adnan Dwyer DEPUTY

ADDRESS OF TRUSTEE

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

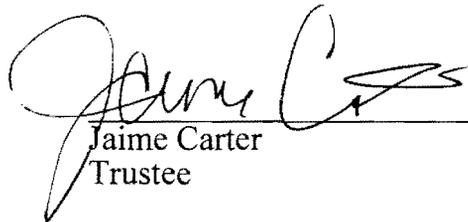
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **MARLENE A. CASIAS**, of Liberty County, Texas, dated October 18, 2016 and duly recorded in the Clerks File Number 2016018971 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, December 1, 2020**, (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 surface estate only in an to Lot No. Twenty-Two (22), Block One (1), of Pine Land Subdivision, a subdivision located in the Meredith Duncan Survey, Abstract 29, Liberty County Texas, according to the map of plat thereof recorded in Clerk's File No. 2015023213 of the Map Records or Plat 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 15th day of October, 2020.


Jaime Carter
Trustee

at 9:20 FILED A
o'clock M

OCT 21 2020

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
By Adrian Dorer DEPUTY

ADDRESS OF TRUSTEE

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