

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** October 26, 2018

**DEED OF TRUST:**

DATE:	January 11, 2011
GRANTOR:	<b>JORGE M. CRUZ &amp; ADRIANA CRUZ</b>
GRANTOR'S COUNTY:	LIBERTY
BENEFICIARY:	<b>THE SHEPPEY LAND COMPANY, LLC</b>
TRUSTEE:	<b>Ronald Haddox</b>
SUBSTITUTE TRUSTEE:	WILLIAM C CONNER
RECORDING INFORMATION:	FILE # <b>2011002816</b> Official Public Record of Real Property of LIBERTY County, Texas

PROPERTY: THE SURFACE ESTATE ONLY IN AND TO LOT 1 SETIO 1, PRAIRIE PLANTATION, A SUBDIVISION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 123 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS AND THE MOBILE HOME LOCATED THEREON, IF ANY DESCRIBED ON THE PROPERTY TAX RECORDS, AS MOBILE HOME LABEL NUMBER NTA07042145

**NOTE:**

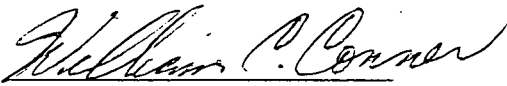
DATE:	January 11, 2011
AMOUNT:	\$32,000.00
DEBTOR:	<b>JORGE M. CRUZ &amp; ADRIANA CRUZ</b>
HOLDER:	<b>THE SHEPPEY LAND COMPANY, LLC</b>

**DATE OF SALE OF PROPERTY:** DECEMBER 4, 2018

**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 am

**PLACE OF SALE OF PROPERTY:** BEFORE THE COURTHOUSE DOOR ON THE SOUTH SIDE OF THE LIBERTY COUNTY COURTHOUSE, 1923 SAM HOUSTON, LIBERTY, and LIBERTY COUNTY, TEXAS, TO THE SHEPPEY LAND COMPANY, LLC.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

  
 WILLIAM C CONNER  
 Substitute Trustee

FILED  
at 1:32 o'clock P M

OCT 31 2018

PAULETTE WILLIAMS  
COUNTY CLERK LIBERTY COUNTY, TEXAS  
DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** October 26, 2018

**DEED OF TRUST:**

DATE: JUNE 1, 2011  
GRANTOR: **SARAH VILLA**  
GRANTOR'S COUNTY: LIBERTY  
BENEFICIARY: **CROSBY T & T LAND COMPANY**  
TRUSTEE: **Ronald Haddox**  
SUBSTITUTE TRUSTEE: **WILLIAM C CONNER**  
RECORDING INFORMATION: FILE # **2011008809**  
Official Public Record of Real Property of LIBERTY  
County, Texas

**PROPERTY: THE SURFACE ESTATE ONLY IN AND TO LOT 14, SOUTH DAYTON OAKS SUBDIVISION, AN ADDITION IN THE W.D. SMITH SURVEY, A-106, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 227 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.**

**NOTE:**

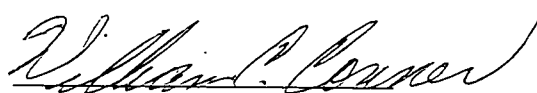
DATE: JUNE 1, 2011  
AMOUNT: \$35,550.00  
DEBTOR: **SARAH VILLA**  
HOLDER: **CROSBY T & T LAND COMPANY**

**DATE OF SALE OF PROPERTY:** DECEMBER 4, 2018

**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 am

**PLACE OF SALE OF PROPERTY:** **BEFORE THE COURTHOUSE DOOR ON THE SOUTH SIDE OF THE LIBERTY COUNTY COURTHOUSE, 1923 SAM HOUSTON, LIBERTY, and LIBERTY COUNTY, TEXAS, TO THE SHEPPEY LAND COMPANY, LLC.**

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

  
WILLIAM C CONNER  
Substitute Trustee

FILED  
at 1:32 o'clock P M

OCT 31 2018

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

Our File Number: 18-10889

Name: ROBERT RAY MARTIN AND SANDRA D KING

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 19, 2013, ROBERT RAY MARTIN AND SANDRA D KING, executed a Deed of Trust/Security Instrument conveying to ROY C. JOHNSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR USF MORTGAGE, INC., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2013011106, in the DEED OF TRUST OR REAL PROPERTY records of LIBERTY COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 4, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in LIBERTY COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows:

LOT 37 OF OAKWOOD SUBDIVISION, SECTION 2, PHASE 1 AN ADDITION IN THE NORTH LIBERTY TOWN LEAGUE SURVEY, A-356, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERKS FILE# 2004016586 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

Property Address: 952 CYPRESS LN  
DAYTON, TX 77535

Mortgage Servicer: LOANCARE, LLC

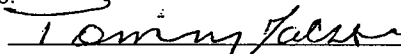
Noteholder: MID AMERICA MORTGAGE, INC.  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 26 day of October, 2018.

  
Tommy Jackson, Carolyn Ciccio, Tiffany Beggs,  
Ron Harmon, Substitute Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

FILED FOR RECORD  
at 11:40 o'clock A M

OCT 26 2018

PAULETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
  
DEPUTY

## NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **MICHELLE GUZMAN**, of Harris County, Texas, dated August 26, 2012, and duly recorded in Clerk's File Number 2012012549, 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 4, 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 5 acre tract of land situated in the I.&G.N.R.R. Survey No. 9, Abstract 285, Liberty County, Texas, and being more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof for all purposes.

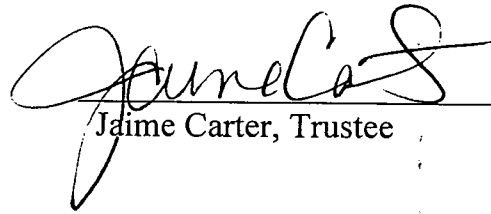
THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING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

FILED  
at 1:20 o'clock P M

OCT 24 2018

PAULETTE WILLIAMS  
CLERK, LIBERTY COUNTY, TEXAS  
BY *Christina Williams* DEPUTY

Executed the 19 day of October 2018.



Jaime Carter, Trustee

ADDRESS OF TRUSTEE

312 Main  
Liberty, Texas 77575

**"EXHIBIT A"**  
**TRACT Q-18**

FIELD NOTES OF A TRACT OF LAND CONTAINING 5.00 ACRES SITUATED IN THE I. & G. N. R.R. SURVEY NO. 9, ABSTRACT 285, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN 307.916 ACRES CONVEYED TO DAYTON RICE MILLING, INC., RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2006014364, BOTH OF THE OFFICIAL PUBLIC RECORDS OF SAID LIBERTY COUNTY, TEXAS. SAID 5.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE NORTH LINE OF UNION PACIFIC RAILROAD, SAME BEING THE MOST SOUTHERLY LINE OF SAID 404.436 ACRES WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

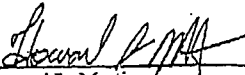
COMMENCING at a cross-tie post, found, in the south right-of-way line of Farm-to-Market Highway 686, the north line of said Abstract 489 and the south line of the R. H. Miller Survey, Abstract 961, being the northwest corner of said 307.916 acres; THENCE, North 88°49'27" East along the south right-of-way of said Highway, the north line of said Abstract 489, the south line of said Abstract 961, the north line of said Abstract 285 and the north line of said 307.916 acres, a distance of 2210.06 feet to a 1/2" capped iron rod marked GHSHIPMAN #1777, found, for the northwest corner and "Point of Beginning" of the herein described tract;

THENCE, North 88°49'27" East, along the south right-of-way line of said Highway, the south line of said Abstract 961, the north line of said Abstract 285 and the north line of said 307.916 acres, a distance of 217.80 feet to a 1/2" capped iron rod marked GHSHIPMAN #1777, found, for the northeast corner of the herein described tract;

THENCE, South 01°03'05" East, over and across said Abstract 285 and said 307.916 acres, a distance of 1000.00 feet to a 1/2" capped iron rod marked H & H LAND, set, for the southeast corner of the herein described tract;

THENCE, South 88°49'27" West, over and across said Abstract 285 and said 307.916 acres, a distance of 217.80 feet to a 1/2" capped iron rod marked H & H LAND, set, for the southwest corner of the herein described tract;

THENCE, North 01°03'05" West, over and across said Abstract 285 and said 307.916 acres, a distance of 1000.00 feet to the "Point of Beginning" and containing 5.00 acres of land.

  
Howard L. Martin  
R.P.L.S. No. 4078



Job No. 07-Q18R  
11/06/08



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: December 04, 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.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 09, 2004 and recorded in Document CLERK'S FILE NO. 2004003038, AS AFFECTED BY MODIFICATION ON CLERK'S FILE NO. 2015021978 real property records of LIBERTY County, Texas, with ARCHIE WILLIAMS AND SHERRY MILLER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ARCHIE WILLIAMS AND SHERRY MILLER, securing the payment of the indebtednesses in the original principal amount of \$77,667.00, 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.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

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

Certificate of Posting

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 10/29/18 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Declarant's Name: GILBERT ARSIAGA  
Date: 10/29/18

FILED  
at 11:30 o'clock A M

OCT 29 2018

PAULETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
DEPUTY



**EXHIBIT A**

LOT 14 IN BLOCK 5 OF WEST WOODLAND HILLS II SUBDIVISION, AN ADDITION IN THE REASON GREEN SURVEY, A-43, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 86 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. MAKE PALM HARBOR VIN NUMBER H058217AB YEAR BUILT 1993



NOS0000007883457



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: December 04, 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.

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 08, 2016 and recorded in Document CLERK'S FILE NO. 2016012136 real property records of LIBERTY County, Texas, with CHARLES DALLAS AND SHERRY JEAN DALLAS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES DALLAS AND SHERRY JEAN DALLAS, securing the payment of the indebtednesses in the original principal amount of \$242,829.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CALIBER HOME LOANS, INC 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. CALIBER HOME LOANS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CALIBER HOME LOANS, INC.  
13801 WIRELESS WAY  
OKLAHOMA CITY, OK 73134

AMY BOVDAN, 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

Certificate of Posting

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 10/27/18 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Declarant's Name: GILBERT ARSIAGA  
Date: 10/27/18

at 11:30 o'clock AM

OCT 29 2018

PAULETTE WILLIAMS  
COUNTY CLERK LIBERTY COUNTY TEXAS  
BY: [Signature] DEPUTY



**EXHIBIT "A"**

LOT 21 IN BLOCK 2 OF OAKS OF TRINITY SUBDIVISION, SECTION 1, AN ADDITION IN THE BEASLEY PRUITT SURVEY, A-197, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 181 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.



NOS0000007911118