

SEP 29 2022

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LEE H. CHAMBERLAIN
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Tiffany J. Chamberlain*

LIBERTY County

Deed of Trust Dated: June 18, 2001

Amount: \$57,950.00

Grantor(s): CANDY PSKOWSKI and LANCE PSKOWSKI

Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.

Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 6200 S. QUEBEC STREET, SUITE 300, GREENWOOD VILLAGE, CO 80111

Recording Information: Document No. 687

Legal Description: LOT 14 IN BLOCK 1 OF CEDAR ESTATES, SECTION 2, AN ADDITION IN THE DAY LAND AND CATTLE CO. SURVEY #1148, A-518, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 182 THROUGH 184 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Date of Sale: December 6, 2022 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

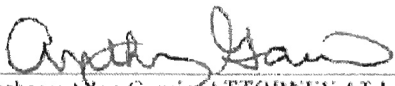
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LIBERTY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


REID RUPLE OR KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, KEATA SMITH, RON HARMON, MARGIE ALLEN, KYLE BARCLAY, STEPHANIE HERNANDEZ, TIFFANY BEGGS, OR CAROLYN CICCIO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said 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. The sale will begin at the earliest time stated above or within three (3) hours after that time. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-006970


Printed Name: Tommy Jackson
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED FOR RECORD
at 9:27 o'clock 4 M

SEP 29 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: *Tiffany Stall* DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-03104

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.

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

Date: **12/6/2022**
Time: **The earliest time the sale will begin is 10:00 AM**
Place: Liberty County Courthouse, Texas, at the following location: 1923 Sam Houston Street, Liberty, TX 77575 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 Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

LOT SIX (6), BLOCK FIFTEEN (15) OF WEST WOODLAND HILLS IV SUBDIVISION, AN ADDITION IN THE REASON GREEN SURVEY, ABSTRACT NO. 43, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 101 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON.

Commonly known as: 779 COUNTY RD 6481 DAYTON, TX 77535

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 5/19/2017 and recorded in the office of the County Clerk of Liberty County, Texas, recorded on 5/22/2017 under County Clerk's File No 2017010251, in Book -- and Page -- of the Real Property Records of Liberty County, Texas.

Grantor(s): BRENT VILLERMIN JOINED HEREIN PRO FORMA BY HIS WIFE, KRISTINA PANKRATZ
Original Trustee: Barbara Jones
Substitute Trustee: Auction.com, Tommy Jackson, Stephanie Hernandez, Tiffany Beggs, Carolyn Ciccio, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Barclay, Margie Allen, Ron Harmon, Glinda Cole, Keata Smith, Nestor Trustee Services, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Georgetown Mortgage, LLC., its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

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authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$166,920.00, executed by BRENT VILLERMIN JOINED HEREIN PRO FORMA BY HIS WIFE, KRISTINA PANKRATZ, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Georgetown Mortgage, LLC., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

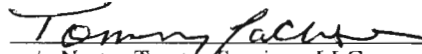
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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Dated: 9-29-22

Auction.com ✓ Tommy Jackson, Stephanie Hernandez, Tiffany Beggs,
Carolyn Ciccio, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George
Hawthorne, Ed Henderson, Kyle Barclay, Margie Allen, Ron Harmon,
Glinda Cole, Keata Smith, Nestor Trustee Services, LLC



c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xomc.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

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CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is 2850 Redhill Ave - Santa Ana #200 Ca. 92705
declare under penalty of perjury that on 9-29-22 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: 9-29-22