



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 15, 2022

DEED OF TRUST:

Date: November 15, 2021
Grantor: Armando Izaguirre Jr.
Beneficiary: Tierra Vacante, LLC, Texas Limited Liability Company
Substitute Trustee: Charles A. Whiteford
Address: P.O. Box 959, Edinburg, Texas 78540

Recording Information: Recorded under Document Number **2021053438** of the Official Records Liberty County, Texas

Property: See attached Exhibit "A"

NOTE:

Date: November 15, 2021
Amount: \$35,900.00
Debtor: Armando Izaguirre Jr.
Holder: Tierra Vacante, LLC, Texas Limited Liability Company

Date of Sale of Property (first Tuesday of month): December 6, 2022

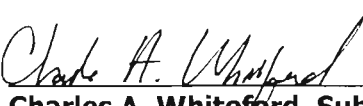
Earliest Time of Sale of Property: 10 AM

Place of Sale of Property (including county): Place of Sale of Property (including county): THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS. 1923 Sam Houston, Liberty, Texas 77575

Because of default in performance of the obligations of the deed of trust, 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 of within four hours after that time.

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 a written notice of the active military service to the sender of this notice immediately.

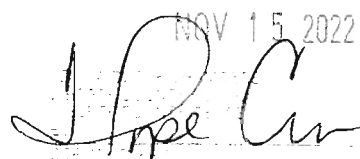

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.




Charles A. Whiteford, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF HIDALGO

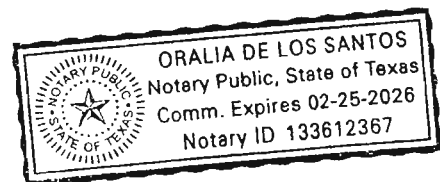
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NOV 15 2022



This instrument was acknowledged before me on this day **November 15, 2022** by **Charles A. Whiteford, Substitute Trustee.**



 Notary Public, State of Texas



TRACT 11
0.500 Acre Tract

EXHIBIT "A"

Being a 0.500 acre tract of land, more or less, in the Lefroi Gedruf League, Abstract Number 38 in Liberty County, Texas, and being out of that land conveyed from Leyson Augustus Cassity and Kelly Cheatwood Stuart, Individually and as Co-Trustees of the Land Trust created under the will of Bobby Gene Cassity; and Christopher Michael Cassity, Ashlee Louine Cassity and Terease Nacole Cassity, Individually to Tierra Vacante, LLC in deed dated April 20, 2021 and recorded under Clerk's File Instrument Number 2021016437 of the Official Public Records of Liberty County, Texas and under Clerk's File Instrument Number 2021-115179 of the Official Public Records of Hardin County, Texas, with said 0.500 acre tract being described as follows, to wit:

COMMENCING at a 1 inch iron pipe found for the southwest corner of that land conveyed to said Tierra Vacante, LLC, same being the southeast corner of that called 1 acre tract conveyed to Wesley Fregia in deed recorded in Volume 751, Page 599 of the Deed Records of Liberty County, Texas and being the southeast corner of that called 0.237 acre easement conveyed to Cielo Grande, LLC as Second Tract in deed recorded under Clerk's File Instrument Number 2013005592 of the Official Public Records of Liberty County, Texas and under Clerk's File Instrument Number 2013-37402 of the Official Public Records of Hardin County, Texas, and from which a ½ inch iron rod with a cap stamped "TPS 100834-00" found bears South 08° 05' 15" West a distance of 7.41 feet, and being in the north right of way line of County Road 2073;

THENCE South 63° 38' 27" East with a south line of the land of said Tierra Vacante, LLC and the north right of way line of County Road 2073 a distance of 227.87 feet to a ½ inch iron rod with a cap stamped "SESCO" found for an angle point in the south line of said Tierra Vacante, LLC tract and north right of way line of County Road 2073;

THENCE South 65° 14' 48" East with a south line of the land of said Tierra Vacante, LLC and the north right of way line of County Road 2073 a distance of 491.69 feet to a ½ inch iron rod with a cap stamped "SESCO" found for an angle point in the south line of said Tierra Vacante, LLC tract and north right of way line of County Road 2073;

THENCE South 69° 04' 50" East with a south line of the land of said Tierra Vacante, LLC and the north right of way line of County Road 2073 a distance of 153.06 feet to a ½ inch iron rod with a cap stamped "SESCO" found for an angle point in the south line of said Tierra Vacante, LLC tract and north right of way line of County Road 2073;

THENCE South 70° 51' 50" East with a south line of the land of said Tierra Vacante, LLC and the north right of way line of County Road 2073 a distance of 210.28 feet to the place of BEGINNING, being the southwest corner of this tract, same being the southeast corner of Tract 10, a 0.500 acre tract out of the land of said Tierra Vacante, LLC;

THENCE North 19° 08' 10" East with the west line of this tract and the east line of said Tract 10 a distance of 193.15 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the northwest corner of this tract, same being the northeast corner of said Tract 10;

THENCE South 65° 14' 22" East with the north line of this tract a distance of 9.57 feet to a ½ inch iron rod with a cap stamped "SESCO" set for an angle point in the north line of this tract;

THENCE South 86° 11' 42" East with the north line of this tract a distance of 102.10 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the northeast corner of this tract, and northwest corner of Tract 12, a 0.500 acre tract out of the land of said Tierra Vacante, LLC;

THENCE South 19° 08' 10" West with the east line of this tract and west line of said Tract 12 a distance of 232.01 feet to a ½ inch iron rod with a cap stamped "SESCO" set for the southeast corner of this tract, same being the southwest corner of said Tract 12 and being in a south line of the land of said Tierra Vacante, LLC and in the north right of way line of County Road 2073;

Thence North 70° 51' 50" West with the south line of this tract and a south line of the land of said Tierra Vacante, LLC and the north right of way line of County Road 2073 a distance of 103.55 feet to the place of BEGINNING.

Said tract of land herein described contains 0.500 acre of land, more or less. Surveyed in 2021.

The bearings in the description above are grid bearings based on the Texas State Plane Coordinate System for the Texas Central Zone, NAD 1983.

NOV 15 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Valeria Texeira DEPUTY

Notice of Foreclosure Sale

1. *Property to Be Sold:* Lot Fifty-Four (54), Block Twelve (12), of Harvest Acres Subdivision, Section 1, in Lot Fifty-Four (54), Block Twelve (12), of Harvest Acres Subdivision, Section 1, in Montgomery and Liberty Counties, Texas, and being out of the Hosiah Blackman Survey, A-80, in Montgomery County, Texas, and A-135 in Liberty County, Texas, as imposed on Plats of re-subdivision of Lots 5,10,11 W1/2 of 12, W1/2 of 70, 71,72 and 61 Through 65 and E1/2 of 66, recorded in Volume 7, Page 337 of the Map Records of Montgomery County, Texas and Volume 6, Page 7 of Map Records of Liberty County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded under Clerk's Document No. 2021053708 of the Real Property Records of Montgomery County, Texas.

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

Date: December 6, 2022

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: The sale will take place in the Montgomery County Courthouse in Conroe, Texas, 501 North Thompson, Commissioner's Court Room (4th Floor) Conroe, Texas, or at the place that may be designated on the Date of Sale as the place for conducting such sale.

If the beneficiary postpones, withdraws, or reschedules the sale for another day, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *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 beneficiary thereunder to have the bid credited to the Deed of Trust 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. The sale shall not cover any part of the property that has been released of public record from the lien of 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 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 substitute 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.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Alexander Simmons & Angelica Flores.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the Note in the original principal amount of \$74,710.18 dated April 20, 2021 executed by Alexander Simmons & Angelica Flores payable to the order of Prime Folio, LLC. Prime Folio, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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

Dated: November 15, 2022



James W. King, Patricia Poston, David Poston,
Nick Poston, Chris Garvin, Martha Vance
Substitute Trustee
6420 Wellington Place
Beaumont, Texas 77706
(409) 860-9000 – Telephone
(409) 860-9199 – Facsimile
Email: jwk@offerbanking.com

1145 A

Notice of Substitute Trustee Sale

T.S. #: 22-7826

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 sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM

Place: Liberty County Courthouse in Liberty, Texas, at the following location: THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

THE SOUTH ONE-HALF (1/2) OF THE FOLLOWING DESCRIBED LOT OF LAND, THE SOUTH 96-2/3RDS FEET OF THE WEST 96-2/3RDS FEET OF LOT NUMBER ONE (1) AND THE NORTH 6-2/3RDS FEET OF THE WEST 96-2/3RDS FEET OF LOT NUMBER FOUR (4), IN INNER BLOCK NO EIGHT (8) OF THE CITY OF LIBERTY, IN LIBERTY COUNTY, TEXAS

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 1/12/2010 and is recorded in the office of the County Clerk of Liberty County, Texas, under County Clerk’s File No 2010001548, recorded on 1/28/2010, of the Real Property Records of Liberty County, Texas.
Property Address: 616 FANNIN ST LIBERTY, TX 77575

Trustor(s):	JAMES DAVID ROSS JR	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	GITSIT Solutions LLC	Loan Servicer:	Kondaur Capital, LLC FKA Kondaur Capital Corporation
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Current Substituted Trustees:	Auction.com, Tommy Jackson, Keata Smith, Tiffany Beggs, Carolyn Ciccio, Margie Allen, Kyle Barclay, Stephanie Hernandez, Rick Snoko, Prestige Default Services, LLC
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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 property securing the above referenced loan.

T.S. #: 22-7826

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 beneficiary 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. 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 beneficiary 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.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JAMES DAVID ROSS JR UNMARRIED. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 \$103,500.00, executed by JAMES DAVID ROSS JR UNMARRIED, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JAMES DAVID ROSS JR UNMARRIED to JAMES DAVID ROSS JR. GITSIT Solutions LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

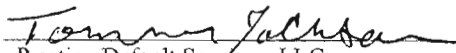
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of 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 beneficiary:

GITSIT Solutions LLC
c/o Kondaur Capital, LLC FKA Kondaur Capital Corporation
333 S. Anita Drive,
Suite 400,
Orange, CA 92868
(888) 566-3287

Dated: 11-14-22

Auction.com, Tommy Jackson, Keata Smith, Tiffany Beggs, Carolyn Ciccio, Margie Allen, Kyle Barclay, Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC,


Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

T.S. #: 22-7826

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

NOV 10 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
By Valerie Arns DEPUTY

NOTICE OF FORECLOSURE 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 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: BEING ALL THAT CERTAIN 0.8440 ACRE TRACT SITUATED IN THE JOSEPH TENNER SURVEY, ABSTRACT NO. 441, CITY OF CLEVELAND, LIBERTY COUNTY, TEXAS, AND BEING THOSE TWO (2) TRACTS DESCRIBED AS "TRACT ONE", A 0.4142 ACRE TRACT AND "TRACT TWO", A 0.4298 ACRE TRACT IN VOLUME 1525, PAGE 892 AND FURTHER DESCRIBED IN A DEED FROM CHRIS A. STONEBERGER AND YARA D. STONEBERGER TO MELVIN F. JACKSON, A MARRIED MAN, RECORDED IN VOLUME 1734, PAGE 317 OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, O.P.R.C., AND FILED UNDER CLERK'S FILE NO. 8430, SAID 0.8440 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 5.8 INCH IRON ROD SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF RICE STREET HAVING A RIGHT-OF-WAY WIDTH OF FORTY (40) FEET AND THE EAST RIGHT-OF-WAY OF FM. NO. 1010 (PLUME GROVE ROAD), HAVING A RADIUS OF EIGHTY (80) FEET, FOR THE SOUTHWEST CORNER OF CALLED TRACT 1, THE 0.4142 ACRE TRACT AND SAME BEING THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THIS TRACT HEREIN DESCRIBED.

THENCE AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 623.50 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 06 MINUTES 10 SECONDS, AN ARC DISTANCE OF 129.88 FEET, A CHORD BEARING OF NORTH 05 DEGREES 50 MINUTES 11 SECONDS EAST, A DISTANCE OF 120.69 FEET TO A 3.4 INCH CRIMPED PIPE FOUND FOR A POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 20 MINUTES 09 SECONDS EAST, A DISTANCE OF 95.08 FEET CONTINUING WITH SAID HIGHWAY TO A 3.4 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND SAME BEING THE SOUTHWEST CORNER OF LOT 35.

THENCE SOUTH 89 DEGREES 26 MINUTES 35 SECONDS EAST, A DISTANCE OF 175.36 FEET TO A 3.4 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF TRACT 2 AND THE NORTHEAST CORNER OF THIS TRACT AND SAME BEING THE NORTHWEST CORNER OF LOT 34.

THENCE SOUTH 00 DEGREES 57 MINUTES 22 SECONDS WEST, A DISTANCE OF 100.47 FEET TO A 3.4 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF TRACT 2.

THENCE SOUTH 89 DEGREES 56 MINUTES 24 SECONDS WEST, A DISTANCE OF 8.96 FEET TO A 3.4 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF TRACT 1.

THENCE SOUTH 00 DEGREES 25 MINUTES 02 SECONDS WEST, A DISTANCE OF 106.00 FEET WITH THE WEST LINE OF A CALLED 0.37 ACRE TRACT AS DESCRIBED IN VOLUME 643, PAGE 777, L.C.D.R. TO A 3.4 INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY OF SAID RICE STREET.

THENCE NORTH 89 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 177.58 FEET WITH THE NORTH RIGHT-OF-WAY OF RICE STREET TO THE PLACE OF BEGINNING AND CONTAINING 56763.9 SQUARE FEET OR 0.8440 ACRES MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/25/2016 and recorded in Document 2016007364 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: 12/06/2022
Time: 10:00 AM
Place: Liberty County, Texas at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-ON THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

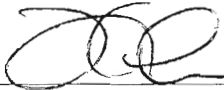
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 BRIAN FISHER AND KRISTAL FISHER, provides that it secures the payment of the indebtedness in the original principal amount of \$145,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CLICK N' CLOSE, INC. is the current mortgagee of the note and deed of trust and CLICK N' CLOSE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is CLICK N' CLOSE, INC. c/o CLICK N' CLOSE, INC., PO Box 2229, Addison, TX 75001 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am Tommy Jackson, whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 11-10-22 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

Property: The Property to be sold is described as follows:

LOT 1 IN BLOCK 3 OF BEEN RANCH ESTATES SUBDIVISION, AN ADDITION IN THE E.K. DAVIS SURVEY, A-17, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2003010942 AND BEING RATIFIED UNDER CLERK'S FILE NO. 2004004407 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 25, 2012 and recorded on November 20, 2012 as Instrument Number 2012014919 in the real property records of LIBERTY County, Texas, which contains a power of sale.

Sale Information: December 06, 2022, at 10:00 AM, or not later than three hours thereafter, at the front steps of the south side of the Liberty County Courthouse located at 1923 Sam Houston Street, Liberty, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by LIRA O'GUINN AND TIMOTHY O'GUINN secures the repayment of a Note dated October 25, 2012 in the amount of \$174,000.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

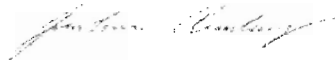
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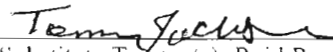
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: Valerie DEPUTY

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Olan, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Margie Allen, Kyle Barelay, Keata Smith, Stephanie Hernandez, Carolyn Ciccio, Ron Harmon, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 10 day of November, 2022 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIBERTY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Notice of Trustee's Sale

at 11:50 FILED A M
o'clock

NOV 10 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: *Valerie Johnson* DEPUTY

Date: November 10, 2022

Substitute Trustee: Eleanor Hodges

Substitute Trustee's Address: P.O. Box 270924
Houston, Texas 77277-0924

Mortgagee: GSH Financial Services, LLC

Note: Promissory Note dated October 1, 2018 in the original principal amount of \$78,000.00
executed by Martina Sellers and Jeffery G. Wood.

Deed of Trust

Date: October 1, 2018

Grantors: Martina Sellers and Jeffery G. Wood

Mortgagee: GSH Financial Services, LLC

Recording information: 2018024679 of the Official Public Records of Liberty County,
Texas

Property: All that certain tract or parcel of land in the Samuel Strong 2/3 League, A-110, Liberty County, Texas, containing 5.0 acres of land, more or less, out of, and a part of that certain 75 acres of land in said league, and a part of that certain tract of land as described in Volume 179, Page 365, of the Deed Records of Liberty, County, Texas. Said 5.0 acres being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Liberty County, Texas

Date of Sale (first Tuesday of month): December 6, 2022

Time of Sale: 10:00 a.m. or not later than three hours after 10:00 a.m.

Place of Sale: The South side of the Liberty County Courthouse located at 1923 Sam Houston, Liberty, Liberty County, Texas 77575 or as designated by the County Commissioners.

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.

Mortgagee has appointed Eleanor Hodges as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Eleanor Hodges, Trustee



Eleanor Hodges, authorized agent of
GSH Financial Services, LLC

Exhibit "A"

All that certain tract or parcel of land in the Samuel Strong 2/3 League, A-110, Liberty County, Texas, containing 5.0 acres of land, more or less, out of, and a part of that certain 75 acres of land in said league, and a part of that certain tract of land as described in Volume 179, Page 365, of the Deed Records of Liberty County, Texas. Said 5.0 acres being more fully described by metes and bounds as follows, to-wit:

COMMENCING at a 1" galvanized iron pipe found for the Southeast corner of said 75 acre tract of land as surveyed by Ward J. Benoit;

THENCE North 1 deg 29' East a distance of 653.41 feet to a point, said point being the Southeast corner of the North ½ of said 75 acre tract of land (as surveyed by Ward J. Benoit) and the Southeast corner and POINT OF BEGINNING of the said 5 acre tract of land herein described;

THENCE South 88 deg 30' West along the South line of the North ½ of said 75 acre tract of land, for a distance of 454.15 feet to an iron rod set for the Southwest corner of said 5 acre tract of land herein described;

THENCE North 1 deg 29' West for a distance of 656.56 feet to an iron rod set in the South right of way of SH 162 for the Northwest corner of said 5 acre tract of land herein described. Said corner being in a curve, having a radial of North 38 deg 24' 04" East, and a radius of 5794.578;

THENCE along said curve to the left in a Southeasterly direction, a distance of 569.41 feet to an iron rod set for the Northeast corner of said North ½ of said 75 acres of land;

THENCE South 1 deg 29" East a distance of 313.34 feet to the point of beginning, containing 5.0 acres of land, more or less.