

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS )  
COUNTY OF LIBERTY )

KNOW ALL MEN  
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated JULY 6, 2013, CLIFFORD FLEEKES conveyed to JOY HEINZKE, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

Being TRACT NO. 25, Block 2 Out of FIFTY-NINE ESTATES, Phase I, being 1.6700 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 9, Page 150 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$65,500.00 executed by CLIFFORD FLEEKES and made payable to 5G, LP, A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2013014320, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of JOY HEINZKE, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 7TH day of DECEMBER, 2021, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE.

of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on OCTOBER 6, 2021.



SHANA ELLINGTON  
Substitute Trustee

AFTER RECORDING RETURN TO:

5G, LP, A LIMITED PARTNERSHIP  
P.O. BOX 1419  
MADISONVILLE, TEXAS 77864

FILED  
OCT 11 2021  
2:05 PM

OCT - 4 2021  
LIBERTY COUNTY, TEXAS  
County Clerk's Office

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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 ST., GREENWOOD VILLAGE, CO 80111

**Recording Information:** Volume 1901, Page 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 7, 2021 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 OLAN, 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, 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 Mortgagee, 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 Mortgages 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 Alan Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2018-006970



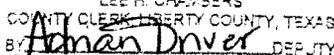
c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

FILED  
at 11:15 o'clock A M

OCT 28 2021

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

**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 07, 2021

Time: The sale will begin at 11:00 AM 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 April 28, 2015 and recorded in Document CLERK'S FILE NO. 2015006782 real property records of LIBERTY County, Texas, with GUYLAN E, ROBERTS AND MELISSA A ROBERTS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by GUYLAN E, ROBERTS AND MELISSA A ROBERTS, securing the payment of the indebtednesses in the original principal amount of \$207,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MATRIX FINANCIAL SERVICES CORPORATION 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

FILED  
at 11:15 o'clock A M

OCT 28 2021

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Adnan Diver 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.**

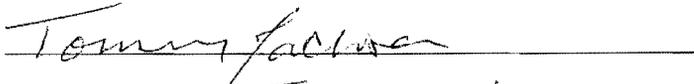
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, KEVIN MCCARTHY, BEATRICE CARRILLO, GILBERT ARSIAGA, MARGIE ALLEN OR KYLE BARCLAY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-28-21 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 10-28-21

00000009299728

LIBERTY

**EXHIBIT "A"**

BEING A 4.742 ACRE TRACT OF LAND SITUATED IN THE ANN HOLDOUSEN SURVEY, ABSTRACT NO. 208, LIBERTY COUNTY, TEXAS. BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TERRY SHANE THIGPEN AND JULIE ANN THIGPEN, AS RECORDED IN INSTRUMENT NO. 2003002210, DEED RECORDS, LIBERTY COUNTY, TEXAS, AND ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TERRY S. THIGPEN AND JULIE A. THIGPEN, AS RECORDED IN INSTRUMENT NO. 2010005963, SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH A 1-INCH IRON PIPE FOUND BEARS SOUTH 20° 24' EAST - 1.6 FEET, SAID POINT BEING THE COMMON WEST CORNER OF SAID THIGPEN TRACT (2003002210) AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT 1 TO NOBLE BRYANT ARRENDELL, AS RECORDED IN VOLUME 1494, PAGE 328, SAID DEED RECORDS, AND BEING ON THE EAST LINE OF PLUM GROVE ROAD;

THENCE NORTH 89° 00' 00" EAST ALONG THE COMMON LINE OF SAID THIGPEN TRACT (2003002210) AND SAID TRACT 1, PASSING THE COMMON NORTH CORNER OF SAID THIGPEN TRACT (2003002210) AND AFORESAID THIGPEN TRACT (2010005963) AT A DISTANCE OF 582.53 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID THIGPEN TRACT (2010005963) AND SAID TRACT 1 A TOTAL DISTANCE OF 1070.37 FEET TO A POINT FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 00° 19' EAST - 3.2 FEET, SAID POINT BEING THE NORTHEAST CORNER OF SAID THIGPEN TRACT (2010005963);

THENCE SOUTH 58° 58' 52" WEST, A DISTANCE OF 289.51 FEET ALONG THE SOUTHEAST LINE OF SAID THIGPEN TRACT (2010005963) TO A 5/8-INCH IRON ROD FOUND;

THENCE SOUTH 17° 56' 49" EAST, A DISTANCE OF 57.83 FEET ALONG THE EAST LINE OF SAID THIGPEN TRACT (2010005963) TO A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID THIGPEN TRACT (2010005963);

THENCE SOUTH 86° 28' 26" WEST, A DISTANCE OF 257.69 FEET ALONG THE SOUTH LINE OF SAID THIGPEN TRACT (2010005963) TO A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID THIGPEN TRACT (2010005963), SAID IRON ROD BEING ON THE COMMON LINE OF AFORESAID THIGPEN TRACT (2003002210) AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CALVIN PADGETT, AS RECORDED IN VOLUME 1727, PAGE 207, AFORESAID DEED RECORDS;

THENCE SOUTH 00° 04' 28" EAST, A DISTANCE OF 116.86 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID THIGPEN TRACT (2003002210);

THENCE SOUTH 49° 53' 52" WEST, A DISTANCE OF 143.39 FEET ALONG THE SOUTHEAST LINE OF SAID THIGPEN TRACT (2003002210) TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 45° 52' 04" WEST, A DISTANCE OF 99.81 FEET ALONG THE SOUTHWEST LINE OF SAID THIGPEN TRACT (2003002210) TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 44° 36' 21" WEST, A DISTANCE OF 299.04 FEET ALONG SAID SOUTHWEST LINE;

THENCE NORTH 68° 17' 35" WEST, A DISTANCE OF 94.16 FEET ALONG SAID SOUTHWEST LINE;

THENCE SOUTH 88° 21' 15" WEST, A DISTANCE OF 105.25 FEET ALONG THE SOUTH LINE OF AFORESAID THIGPEN TRACT (2003002210) TO A POINT FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 09 DEG 49' EAST - 9.4 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID THIGPEN TRACT (2003002210), AND BEING ON THE AFORESAID EAST LINE OF PLUM GROVE ROAD;

THENCE NORTH 00° 40' 17" EAST, A DISTANCE OF 96.40 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 206,556 SQUARE FEET OR 4.742 ACRES OF LAND.

9365 PLUM GROVE ROAD  
CLEVELAND, TX 77327

00000009299728

A.P.N. 00208-000203-000

# NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

## INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 14, 2017 and recorded under Clerk's File No. 2017024039, in the real property records of LIBERTY County Texas, with Robert Lonnie Weidner, and wife Patricia Sue Weidner as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Royal United Mortgage. LLC. its successors and assigns as Original Mortgagee.

Deed of Trust executed by Robert Lonnie Weidner, and wife Patricia Sue Weidner securing payment of the indebtedness in the original principal amount of \$81,250.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Robert Lonnie Weidner and Patricia Sue Weidner. FirstBank is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618.

### Legal Description:

**THAT CERTAIN REAL PROPERTY SITUATED IN LIBERTY COUNTY, TEXAS, TO WIT UNIT 11 BLOCK 06 LOTS 119, 120, 146 AND 147 OF CYPRESS LAKES SUBDIVISION, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS ACROSS THE STREETS AND ACROSS EASEMENTS, ALL AS DESIGNATED ACCORDING TO THE PLAT THEREOF RECORDED AT VOLUME 6, PAGE 133 OF THE MAP RECORDS OF THE COUNTY CLERK OF LIBERTY COUNTY**

**PARCEL ID: 003610-005393-002**

**BEING THE SAME PROPERTY CONVEYED TO ROBERT LONNIE WEIDNER, AND WIFE PATRICIA SUE WEIDNER BY DEED FROM PRIVATE CAPITAL RESOURCE, LLC RECORDED 01/30/2003 IN INSTRUMENT NO. 2013001115 (LOT 120), 2013001116 (LOT 119), 2013001117 (LOT 147) AND 2013001118 (LOT 146), IN THE REGISTER'S OFFICE OF LIBERTY COUNTY, TEXAS.**

## SALE INFORMATION

**Date of Sale: 12/07/2021**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale: The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

## TERMS OF SALE



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A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.**

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.

**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Tommy Jackson, Margie Allen, Kyle Barclay, Evan Press, Reid Ruple, Kathleen Adkins, Julian Perrine, Cary Corenblum, Joshua Sanders, Kristopher Holub, Keata Smith, Amy Oian, Catrena Ward, Crystal Arsiaga, Dana Dennen, Gilbert Arsiaga, Maryna Danielian, Matthew Hansen, Renee Speight, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on 10/29/2021.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: Tommy Jackson  
Printed Name: Tommy Jackson

C&M No. 44-20-1153