

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: July 03, 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.

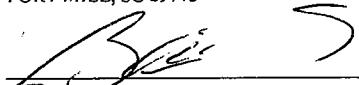
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 04, 2010 and recorded in Document CLERK'S FILE NO. 2010000315 real property records of LIBERTY County, Texas, with ALVIN O WILLOUGHBY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALVIN O WILLOUGHBY, securing the payment of the indebtednesses in the original principal amount of \$49,600.00, 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.

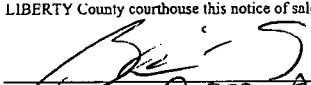
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer 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, KRISTIE ALVAREZ, JULIAN PERRINE, KIM HINSHAW, TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY, KINNEY LESTER, WES WHEAT, DANA DENNAN, CINDY DENNAN, 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 6/11/18 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: 6/11/18

FILED
at 10:45 o'clock A M

JUN 11 2018

HAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
DEPUTY



NOS00000007252687



LOTS TWO (2) AND THREE (3), BLOCK NINE (9), PINE FOREST ADDITION, AN ADDITION IN THE H. AND T.C.R.R. SURVEY NO. 105, ABSTRACT NO. 368, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP PLAT THEREOF RECORDED IN VOLUME 2, PAGE 155 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.



NOS0000007252687

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

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Note: Retail Installment Contract
Date: December 13, 2004
Original Creditor: Jim Walter Homes, Inc.
Debtor: Karey J. & Monique J. Scranton
Current Holder: U. S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association as Trustee for Mid-State Capital Corporation 2005-1 Trust by Ditech Financial LLC, as servicer with delegated authority

Security Instrument:

Mechanic's Lien Contract with Power of Sale
Date: December 13, 2004
Grantor: Karey J. & Monique J. Scranton
Trustee: Ronald K. Achille
Recording Information: Document #2004018684 recorded in the Official Records of Liberty County, Texas
Property: All that property (and improvements thereon) covered by and described in the above Security Instrument and as more particularly described in **Exhibit "A"** attached hereto (setting forth therein the legal description of the property as contained in or attached to the above Security Instrument) (referred to in this Notice of Sale as the "Property").

Current Holder: U. S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association as Trustee for Mid-State Capital Corporation 2005-1 Trust by Ditech Financial LLC, as servicer with delegated authority

Mortgage Servicer: Ditech Financial LLC (f/k/a Green Tree Servicing LLC), 2100 E. Elliot Road, T-314, Tempe, Arizona 85284, by virtue of a servicing agreement with Current Holder.

FILED
at 12:10 o'clock P. 00

Attorney for Mortgage Servicer Authorized to Appoint Substitute Trustees: Kenneth M. Culbreth, Jr.

JUN 12 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Tanner Dwyer DEPUTY

Appointment of

Substitute Trustees: 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.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the Mortgage Servicer has named and appointed Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustees, each to act individually (the "Substitute Trustee") under and by virtue of the Security Instrument.

Foreclosure Sale:

County: Liberty, Texas

Date of Sale (first Tuesday of month): July 3, 2018

Time of Sale: The sale of the Property will begin no earlier than 10:00 o'clock A.M. and no later than three (3) hours thereafter

Place of Sale: The sale of the Property will be held at the county courthouse in Liberty County, Texas (located at 1923 Sam Houston Street, Liberty, Texas), the county in which the above described Property is located, and at that area of said county courthouse which has been so designated by the Liberty County Commissioners' Court as follows: Front steps on south side of courthouse.

Type of Sale: The sale of the Property is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument.

Terms of Sale: The sale of the Property will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Security Instrument permitting the Holder to have the bid credited against the indebtedness secured by the Security Instrument at the time of the sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale of the Property will be made expressly subject to any title matters set forth in the Security Instrument, 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 Security Instrument. The sale shall not cover any part of the Property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

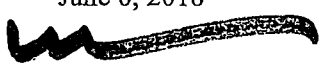
Pursuant to the Security Instrument, the Holder has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property.

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 Security Instrument. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Default and Notice: Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Debtor and any and all other necessary parties with regard to the defaulted indebtedness. Mortgage Servicer has requested the undersigned, Substitute Trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument. Mortgage Servicer is representing Mid-State Capital Corporation 2005-1 Trust under a Servicing Agreement.

Dated: June 6, 2018

By:


Kenneth M. Culbreth, Jr., as
Attorney for Mortgage Servicer

By:



Kenneth M. Culbreth, Jr., as Substitute Trustee
500 North Shoreline, Suite 900
Corpus Christi, Texas 78401-0341
(361) 884-5678 Telephone
(361) 888-9149 Telecopier

Exhibit "A"

(Page 1 of 2)

STATE OF TEXAS)
COUNTY OF LIBERTY)

FIELD NOTES of a 0.4288 of an acre tract of land situated in the Liberty Town East League, Abstract No. 359, Liberty County, Texas, being those same tracts of land called Tract No. 1 and 2 conveyed to Karey Scranton, et ux, by Rosalie T. Jones, by deed dated July 12, 2004, and recorded in Clerk's File No. 2004010722 of the Official Public Records of Liberty County, Texas, being out of Lots 9 and 10 of Outer Block 30 of the Town of Liberty as recorded in Volume 2 at Page 302 of the Map Records of Liberty County, Texas. This 0.4288 of an acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS IN THE EAST LINE OF SAID LOT 9. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 1 inch iron pipe found for the Southeast corner of this tract of land, the Southeast corner of said Tract 1, and the Northeast corner of a tract of land conveyed to Celestine Taylor Johnson by Charlotte Taylor Papillion, et al, by deed dated December 12, 1983, and recorded in Volume 1001 at Page 718 of the Deed Records of Liberty County, Texas, and in the West right of way line of Ohio Street, 55.55 foot wide right of way.

THENCE West with a South line of this tract of land, the South line of said Tract 1, the North line of said Johnson tract, over and across said Lot 10 a distance of 72.09 feet to a ½ inch iron rod set for the Southwest corner of this tract of land, the Southwest corner of said Tract 1, in the West line of said Lot 10, in the East line of a tract of land conveyed to Debra Hawkins and Doug Daingerfield by Chas. W. Fisher Estate, Inc., by deed dated March 27, 1996, and recorded in Volume 1610 at Page 453 of the Official Public Records of Liberty County, Texas, and in the East line of said Lot 9.

THENCE North with a West line of this tract of land, the West line of said Tract 1, the West line of said Lot 10, the East line of said Lot 9, and the East line of said Hawkins tract a distance of 141.00 feet to a ½ inch iron rod found for an interior corner of this tract of land, the Southeast corner of said Tract 2, and the Northeast corner of said Hawkins tract.

THENCE West with a South line of this tract of land, a South line of said Tract 2, over and across said Lot 9, and the North line of said Hawkins tract a distance of 72.22 feet to a bent ½ inch iron rod found for a Southwest corner of this tract of land, the Southwest corner of said Tract 2, the Northwest corner of said Hawkins tract, in the West line of said Lot 9, the East line of Lot 8 of said Outer Block 30 being 1 1/5 acres awarded to Louis Turner, et al, by deed dated January 29, 1909, and recorded in Volume 27 at Page 450 of the Deed Records of Liberty County, Texas.

Exhibit "A"

(Page 2 of 2)

PAGE NO. 2 - 0.4288 OF AN ACRE

THENCE North with a West line of this tract of land, the West line of said Tract 2, the West line of said Lot 9, and the East line of said Lot 8 a distance of 59.00 feet to a 1/4 inch iron rod set for the Northwest corner of this tract of land, the Northwest corner of said Tract 2, a Northwest corner of said Lot 9, the Southwest corner of Lot 11 of said Outer Block 30, and the Southwest corner of Tract 2 conveyed to the City of Liberty by Thomas Calhoun, III, et ux, by deed dated November 26, 1996, and recorded in Volume 1646 at Page 770 of the Official Public Records of Liberty County, Texas.

THENCE East with the North line of this tract of land, the North line of said Scranton Tracts 2 and 1, the North lines of said Lots 9 and 10, the South line of said Lot 11, the South line of said City of Liberty tract, and the South line of a tract of land conveyed to the City of Liberty by Tom Calhoun by deed dated May 25, 1951, and recorded in Volume 382 at Page 329 of the Deed Records of Liberty County, Texas, a distance of 144.31 feet to a 1/4 inch iron rod set for the Northeast corner of this tract of land, the Northeast corner of said Scranton Tract 1, a Northeast corner of said Lot 10, the Southeast corner of said Lot 11, and the Southeast corner of said City of Liberty tract, in the West right of way line of Ohio Street.

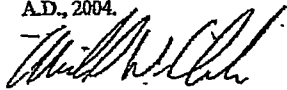
THENCE South with the East line of this tract of land, the East line of said Scranton Tract 1, the East line of said Lot 10, and the West right of way line of Ohio Street a distance of 200.00 feet to the PLACE OF BEGINNING, containing within said boundaries 0.4288 of an acre of land, more or less.

SURVEYED: December 2 - 7, 2004.

SURVEYOR'S CERTIFICATE

I, Michael W. Chandler, Reg. Professional Land Surveyor Number 5292 do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Mont Belvieu, Texas, this the 9th, day of December, A.D., 2004.



REG. PROFESSIONAL LAND SURVEYOR
NO. 5292
04-0906.FDN



Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Tommy Jackson
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Susan Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Ron Harmon
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Emily Northern
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Kyle Barclay
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Alexandra Zografos Holub
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Margie Allen
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.

Our File Number: 17-08883

Name: LOUIS SHERMAN INGRAM, JR., A SINGLE MAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 30, 2013, LOUIS SHERMAN INGRAM, JR., A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to MYATT HANCOCK, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR HANCOCK MORTGAGE PARTNERS LLC, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2013011260, 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, JULY 3, 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:

FIELD NOTES OF A 0.2666 OF AN ACRE TRACT OF LAND SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT NO. 359, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 4, INNER BLOCK 15 OF THE CITY OF LIBERTY, AS RECORDED IN VOLUME 1 AT PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING THE SAME 0.266 OF AN ACRE TRACT OF LAND CONVEYED TO NORMAN W. DYKES, ET UX BY E. B. STINNETT, ET UX IN DEED DATED APRIL 20, 1994, AND RECORDED IN VOLUME 1512 AT PAGE 511 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. THIS 0.2666 OF AN ACRE TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 1505 TRINITY STREET
LIBERTY, TX 77575

Mortgage Servicer: LOANCARE, LLC

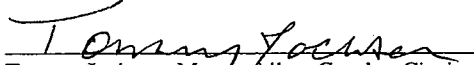
Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

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

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WITNESS MY HAND this 12 day of June, 2018.


Tommy Jackson, Margie Allen, Carolyn Ciccio,
Tiffany Beggs, Kyle Barclay, Ron Harmon,
Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

at 12:10 o'clock P M

JUN 12 2018


PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS

Deputy

EXHIBIT "A"

FIELD NOTES of a 0.2666 of an acre tract of land situated in the Liberty Town East League, Abstract No. 359, Liberty County, Texas, being out of and a part of Lot 4, Inner Block 15 of the City of Liberty, as recorded in Volume 1 at Page 137 of the Map Records of Liberty County, Texas, and being the same 0.266 of an acre tract of land conveyed to Norman W. Dykes, et ux by E. B. Stinnett, et ux in deed dated April 20, 1994, and recorded in Volume 1512 at Page 511 of the Official Public Records of Liberty County, Texas. This 0.2666 of an acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE WEST LINE OF SAID 0.266 OF AN ACRE. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a ½ inch iron rod found for the Southwest corner of this tract of land, the Southwest corner of said 0.266 of an acre, the Southwest corner of said Lot 4, and the point of intersection of the North right of way line of Trinity Avenue, 55.55 foot right of way, with the East right of way line of Bowie Street, 83.33 foot right of way.

THENCE North with the West line of this tract of land, the West line of said 0.266 acres, the West line of said Lot 4 and the East right of way line of Bowie Street a distance of 139.23 feet to a ½ inch iron rod found for the Northwest corner of this tract of land, the Northwest corner of said 0.266 of an acre and the Southwest corner of 0.24 acres conveyed to Thomas D. Barnhardt, et ux by Dennis S. Vargo, et ux in deed dated January 25, 2005, and recorded in Clerk's File No. 2005001288 of the Official Public Records of Liberty County, Texas.

THENCE East with the North line of this tract of land, the North line of said 0.266 acres and the South Line of said 0.24 acres a distance of 83.76 feet to a ¾" iron pipe found for the Northeast corner of this tract of land, the Northeast corner of said 0.266 acres, and the Southeast corner of said 0.24 acres, in the West line of the called East 83 1/3 feet of Lot 4, as conveyed to Todd Webb, et ux by Philip F. Kloesel, et ux in deed dated July 18, 2000, and recorded in Volume 1844 Page 570 of the Official Public Records of Liberty County, Texas.

THENCE South 00°00'39" East with the East line of this tract of land, an East line of said 0.266 acres and the West line of said East 83 1/3 feet of Lot 4, over and across said Lot 4 a distance of 138.03 feet to a 1/4 inch iron pipe found for the Southeast corner of this tract of land, the Southeast corner of said 0.266 acres, and the Southwest corner of said East 83 1/3 feet of Lot 4, in the South line of said Lot 4 and the North right of way line of Trinity Avenue.

THENCE South 89°10'38" West with the South line of this tract of land, the South line of said 0.266 acres, the South line of said Lot 4 and the North right of way line of Trinity Avenue a distance of 83.79 feet to the PLACE OF BEGINNING, containing within said boundaries 0.2666 of an acre of land, more or less.

OFFICIAL RECORDS
LIBERTY COUNTY
PAULETTE WILLIAMS
COUNTY CLERK
RECORDING FEE \$79.00
2013011260
08/01/2013 11 29 AM 18 PGS
NCESSNA, DC Receipt #011730

STATE OF TEXAS }
COUNTY OF LIBERTY }
I hereby certify that this instrument as FILED in the number sequence
on the date and at the time stamped hereon by me, and was
duly RECORDED in the volume and page of the OFFICIAL PUBLIC
RECORDS of Liberty County, Texas, as Stamped hereon by me on

AUG - 1 2013

Paulette Williams
COUNTY CLERK
LIBERTY COUNTY, TEXAS