

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.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Information:

Date: December 10, 2015
Grantors: Dustin Ray Martin, a married person, as borrower
Heather Renea Martin
Current Beneficiary: VANDERBILT MORTGAGE AND FINANCE, INC.
500 Alcoa Trail, Maryville, TN 37804
Recording Information: Recorded on December 23, 2015, Document No. 2015023375, in the official public records of Liberty County, State of Texas.

Legal Description

Lot 14 in Block 13 of West Woodland Hills, IV 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 101 of the Map Records of Liberty County, Texas; Together with the 2016 Southern Energy Manufactured Home, Model Number 45TFC32563CH16, Serial Number SFW017806TXAB;

Substitute Trustees: Michael J. Craddock
Ramona Craddock
Craddock Davis & Krause LLP
3100 Monticello Ave., Suite 550
Dallas, TX 75205

Date, Place and Time of Trustee's Sale of Property

February 7, 2023, the first Tuesday of the month, at the Liberty County Courthouse, Liberty, Texas. The Liberty County Courthouse is located at 1923 Sam Houston, Liberty Texas.

Time of Sale: The sale will begin no earlier than 1:00 p.m. and will begin within three hours of that time, no later than 4:00 p.m..
Place of Sale: The sale will take place at the front steps on the south side of the Liberty County Courthouse or as designated by the Commissioners Court of Liberty County, Texas, pursuant to Texas Property Code 51.002.

FILED
2 35 P
DEC 27 2022
J. P. Carr

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 May 24, 2019 and recorded under Clerk's File No. 2019013060, in the real property records of LIBERTY County Texas, with Glenn D Wilkinson, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Wintrust Mortgage, a division of Barrington Bank & Trust Co., N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Glenn D Wilkinson, an unmarried man securing payment of the indebtedness in the original principal amount of \$92,679.00 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 Glenn D Wilkinson. Wintrust Mortgage, a division of Barrington Bank & Trust Co., N.A. 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

0.2765 ACRE (12,046 SQUARE FEET) OF LAND, BEING ALL OF THAT CERTAIN CALLED 0.2728 ACRE TRACT DESCRIBED IN LIBERTY COUNTY CLERK FILE NO. 2011-016026 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, OUT OF AND A PART OF LOT 4 IN OUTER BLOCK 8 OF THE CITY OF LIBERTY, IN LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 02/07/2023

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

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, Keata Smith, Stephanie Hernandez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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 12/20/2022.

/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. 44-22-1815

EXHIBIT "A"

0.2765 acre (12,046 square feet) of land, being all of that certain called 0.2728 acre tract described in Liberty County Clerk File No. 2011-016026 of the Official Public Records of Liberty County, out of and a part of Lot 4 in Outer Block 8 of the City of Liberty, in Liberty County, Texas, said 0.2765 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found on the South right-of-way line of Magnolia Street (60 feet wide) marking the Northeast corner of LDC Subdivision, the plat of which is recorded in Liberty County Clerk File No. 2016010280 of the Official Public Records of Liberty County and the Northwest corner of said called 0.2728 acre tract, same being the Northwest corner and PLACE OF BEGINNING of the tract herein described;

THENCE North 89° 32' 22" East, with the South right-of-way line of said Magnolia Street, same being the North line of said called 0.2728 acre tract, a distance of 80.19 feet to a 1/2 inch iron pipe found marking the Northeast corner of said called 0.2728 acre tract, same being the Northeast corner of the tract herein described;

THENCE South, with the East line of said called 0.2728 acre tract, a distance of 150.23 feet to a 5/8 inch iron rod set marking the Southeast corner of said called 0.2728 acre tract, same being the Southeast corner of the tract herein described;

THENCE South 89° 32' 22" West, with the South line of said called 0.2728 acre tract, a distance of 80.19 feet to a 1/2 inch iron pipe found marking the Southeast corner of said LDC Subdivision and the Southwest corner of said called 0.2728 acre tract, same being the Southwest corner of the tract herein described;

THENCE North, with the fenced East line of said LDC Subdivision, same being the fenced West line of said called 0.2728 acre tract, a distance of 150.23 feet to the PLACE OF BEGINNING and containing 0.2765 acre (12,046 square feet) of land, more or less.

FILED
at 1:15 o'clock P M


DEC 21 2022

LEE F. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Adrian Driver DEPUTY

Recitals: Grantors previously conveyed the property (the real property and improvements herein) to secure payment of a certain promissory note dated December 10, 2015 in the original principal amount of \$148,810.00 as set forth in the above-described Deed of Trust; Current Beneficiary is the legal owner and holder of said note; Beneficiary has declared a default in the payment of the installments as required by that note and it has been reported that such default has not been cured; the Beneficiary accelerated the maturity date of the note and declared all the sums secured by such Deed of Trust to be immediately due and payable; and

Beneficiary removed the trustee originally named in the Deed of Trust and previously appointed substitute trustees, Michael J. Craddock or Ramona H. Craddock and requested any one of them to act as substitute trustee to sell the property and satisfy the indebtedness; The undersigned Trustee has been requested to provide these notices on behalf of the Beneficiary;

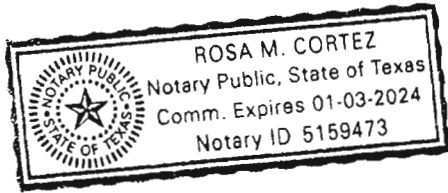
- * Beneficiary has accelerated the maturity of the note and ordered all sums secured by the Deed of Trust to be immediately due and pay.
- * Michael J. Craddock or Ramona H. Craddock, as Substitute Trustees, will sell the property on the date and at the place and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
- * The property will be sold to the highest bidder for cash.
- * This sale shall be subject to any legal impediments, or prior sale of the property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent still in effect.
- * No warranties, express or implied, including, but not limited to merchantability, fitness for a particular purpose, shall be conveyed at sale except Grantors' specific authority in Deed of Trust. The property is offered **as is** and no representations are made concerning the quality or nature of title to be acquired. Purchaser is to receive whatever Grantors and assigns have subject to the liens and security interest that may survive the sale. Interested parties are encouraged to consult counsel of their choice prior to participating in the sale.
- * Written notice is being given at least 21 days proceeding the date of such sale by certified and regular mail to each obligor on the note and indebtedness secured by the Deed of Trust.



Michael J. Craddock
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing Notice of Substitute Trustee Sale was acknowledged before me by the said Michael J. Craddock on this the 22nd day of December, 2022, to certify which witness my signature and seal of office.



[SEAL]

Rosa M. Cortez
Notary Public, State of Texas

My Commission Expires:
01/03/2024

When filed please return to:

Michael J. Craddock
Craddock Davis & Krause, LLP
3100 Monticello Avenue, Suite 550
Dallas, Texas 75205-3466