

NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
12/7/2007

**Grantor(s)/Mortgagor(s):**  
TOMIKA ANDERSON AND EVE ANDERSON, WIFE  
AND HUSBAND

**Original Beneficiary/Mortgagee:**  
BANK OF TEXAS, N.A.

**Current Beneficiary/Mortgagee:**  
BOKF, N.A.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2007017398

**Property County:**  
LIBERTY

FILED FOR RECORD  
at 2:07 o'clock P M

DEC 28 2022

**Mortgage Servicer:**  
Bank of Oklahoma, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
7060 S. Yale Avenue, Suite 200.  
Tulsa, OK 74136

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
*Lee H. Chambers*  
DEPUTY

**Legal Description:** LOT TWO (2), IN BLOCK ONE (1), OF COS ADDITION OUT OF LOTS 1 AND 4 IN INNER BLOCK  
NO. SEVENTY-ONE (71), OF THE CITY OF LIBERTY, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR  
PLAT THEREOF, RECORDED IN UNDER CLERK'S FILE NO. 2004014053 OF THE MAP RECORDS OF LIBERTY  
COUNTY, TEXAS.

**Date of Sale:** 3/7/2023

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

**Place of Sale of Property:** 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.

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the  
purchaser's own risk, pursuant to the terms of Tex. Prop. Code §§51.002 and §§51.009. Prospective bidders are advised to conduct  
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further  
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

**Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.**

*Stephanie Hernandez*  
Tommy Jackson, Ron Harmon, Kenta Smith, Margie Allen, Kyle  
Barelay, Stephanie Hernandez, Carolyn Ciccio  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUIS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-22-95761-POS  
**Loan Type:** FHA

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 22-27813

at 1:15 FILED P o'clock \_\_\_\_\_ M  
**DEC 21 2022**  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY Adrian Driver DEPUTY

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 8/6/2014, Joyce M. Dudley, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Chris Peirson, as Trustee. Mortgage Electronic Registration Systems, Inc., solely as nominee for Guild Mortgage Company, a California Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$112,244.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Guild Mortgage Company, a California Corporation, which Deed of Trust is Recorded on 8/7/2014 as Volume 2014012049, Book , Page , Loan Mod Rerecorded on 04/26/2021 as Instrument No. 2021016346 in Liberty County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit:

**Lot's 94 and 95 in Block 5 of Cypress Lakes, Unit 11, an addition in the J.D. Martinez League, Liberty County, Texas, according to the Map or Plat thereof recorded in Volume 6, Page 133 of the Map Records of Liberty County, Texas.**

Commonly known as: **30 LAUREL COURT CLEVELAND, TX 77327**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez, Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio , Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **3/7/2023 at 10:00 AM**, or no later than three (3) hours after such time, in **Liberty County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

**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.**

WITNESS, my hand this 12/20/2022

WITNESS, my hand this 12-21-22

*Monica Sandoval*

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer

1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

*Tommy Jackson*

By: ~~Substitute Trustee(s)~~  
✓ Tommy Jackson, Keata Smith, Margie Allen, Kyle  
Barclay, Stephanie Hernandez, Tommy Jackson,  
Keata Smith, Stephanie Hernandez or Carolyn  
Ciccio

C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806