

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: 03/07/2023

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Liberty County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 25, 2006, and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File Instrument Number, 2006011035 with Joseph C. Carson and Rosanna M. Carson (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Joseph C. Carson and Rosanna M. Carson, securing the payment of the indebtedness in the original amount of \$69,151.00, 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. LOT 36, OF SPLENDORA WOODS, SEC. 1, AN ADDITION IN THE M.B. LAWRENCE LEAGUE, A-306, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 180 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

at 10:10 FILED A
o'clock M

JAN 12 2023

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
By: [Signature] DEPUTY



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 §51.002, 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

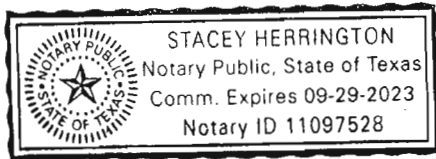
Stephanie Hernandez
SUBSTITUTE TRUSTEE
Tommy Jackson, Keata Smith, Margie Allen, Kyle
Barelay, Stephanie Hernandez
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Liberty

Before me, the undersigned authority, on this day personally appeared Stephanie Hernandez as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of January, 2023.

Stacey Herrington
NOTARY PUBLIC in and for
Liberty COUNTY
My commission expires: 9-29-23
Print Name of Notary:
Stacey Herrington



CERTIFICATE OF POSTING

My name is Stephanie Hernandez and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 1/12/2023 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: Stephanie Hernandez
Date: 1/12/2023

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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1. Date, Time, and Place of Sale.

Date: 03-07-2023

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM or 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Liberty County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 14, 2020, and recorded in the real property records of Liberty County, TX and is recorded under Clerk's Instrument No. 2020002137 with Justin Ross (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Nations Reliable Lending, LLC mortgagee to which reference is herein made for all purposes.

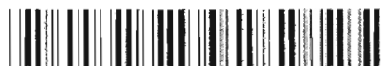
4. Obligations Secured. Deed of Trust or Contract Lien executed by Justin Ross, securing the payment of the indebtedness in the original amount of \$123,717.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 247 OF SOUTHERN CROSSING SUBDIVISION SECTION IV, AN ADDITION IN THE JOHN COLE SURVEY A-158, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 13 AND RE-PLAT IN VOLUME 10, PAGE 14 BOTH OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

at 10:10 FILED A M
o'clock

JAN 12 2023

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: [Signature] DEPUTY



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 § 51.002, 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:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, 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.

January 11, 2023
Executed on

Gabrielle A. Davis

James E. Albertelli, P.A.
Phillip Traynor, Esq.
Gabrielle A. Davis, Esq.
2201 W. Royal Ln. Suite 200
Irving, TX 75063

January 12, 2023
Executed on

Stephanie Hernandez

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Stephanie Hernandez and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 1/12/2023 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: Stephanie Hernandez
Date: 1/12/2023