

FEB 23 2023

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Tiffany Johnston* COUNTY

LIBERTY County

Deed of Trust Dated: June 22, 2007

Amount: \$91,942.00

Grantor(s): JUDY SAMPLE and MORRIS SAMPLE

Original Mortgagee: FIRST NLC FINANCIAL SERVICES, LLC, DBA THE LENDING CENTER

Current Mortgagee: LPP MORTGAGE, INC f/k/a LPP MORTGAGE, LTD

Mortgagee Address: LPP MORTGAGE, INC f/k/a LPP MORTGAGE, LTD, 1 Corporate Drive, Ste 360, Lake Zurich, IL 60047

Recording Information: Document No. 2007009064

Legal Description: LOT 15 IN BLOCK 1 OF PINECREST SUBDIVISION, SECTION TWO (2), AN ADDITION IN THE BARTON TARKINGTON SURVEY, A-354, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 18 AND 19 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

WHEREAS MORRIS SAMPLE is deceased.

WHEREAS JUDY SAMPLE is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 19, 2023 under Cause No. 22DC-CV-01321 in the 253 Judicial District Court of LIBERTY County, Texas

Date of Sale: April 4, 2023 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 OIAN, 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, STEPHANIE HERNANDEZ, 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 Mortgagor, 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 Mortgagors 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 Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTEPS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-700943

Printed Name: Stephanie Hernandez

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254