

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: 05/07/2019

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or 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 08/28/2012 and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File/Instrument Number, 2012011555 with Mauricio Arnaldo Lujan and Jennifer Lujan (grantor(s)) and Mortgage Electronic Registration System as nominee CrossCountry Mortgage Inc, an Ohio corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Mauricio Arnaldo Lujan and Jennifer Lujan, securing the payment of the indebtedness in the original amount of \$139,918.00, 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 14, IN BLOCK ONE (1), OF STONE CREEK SUBDIVISION, SECTION ONE (1), PHASE FOUR (4), A SUBDIVISION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT RECORDED IN CLERK'S FILE NO. 2011004784, OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY, TEXAS.

at 3:00 FILED P M
o'clock

APR -4 2019

LEE A. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
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 Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

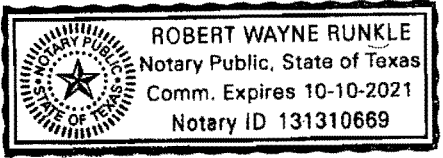
Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Tommy Jackson
SUBSTITUTE TRUSTEE
Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Liberty

Before me, the undersigned authority, on this day personally appeared Tommy Jackson, 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 4 day of April, 2019.



Ron Ruple
NOTARY PUBLIC in and for
Liberty COUNTY
My commission expires: 10/10/2021
Print Name of Notary: Robert Runkle

CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 4.4.19 I filed at the office of the Liberty County Clerk and caused to be posted at the Liberty County courthouse this notice of sale.

Tommy Jackson
Declarants Name: Tommy Jackson
Date: 4.4.19

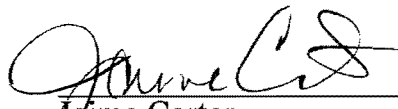
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **ANGELA K. HAYES** of Liberty County, Texas, dated July 21, 2010 and duly recorded in Clerks File Number 2010008952, of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, May 7, 2019**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

That certain Lot Ninety-Seven (97), of Sherwood Glen, a subdivision in the David L. Kokernot, Abstract 60, Liberty County, Texas, according to a map or plat thereof recorded in Vol. 8 Page 250, of the Map records of Liberty County, Texas.

THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

Executed the 3rd day of April 2019.



Jaime Carter
Trustee

at 12:57 FILED P
o'clock _____ M

APR - 3 2019

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS

DEPUTY

ADDRESS AND TELEPHONE NUMBER
OF TRUSTEE

Jaime Carter & Associates
Jaime Carter
312 Main
Liberty, Texas 77575
936-936-5776

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **SALVADOR HERNANDEZ** and **ELIZABETH GARCIA**, of Harris County, Texas, dated November 29, 2016 and duly recorded in the Clerks File Number 2017000093 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, May 7, 2019**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

That certain 12.00 acre tract of land situated in the Charles Underton Survey, Abstract 391, Liberty County, Texas and more particularly described by metes and bounds in "Exhibit A" attached hereto and made a part hereof for all purposes.

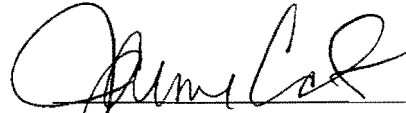
THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

FILED
at 12:57 o'clock P M

APR - 3 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
By Elizabeth Garcia DEPUTY

Executed the 2nd day of April 2019.

A handwritten signature in black ink, appearing to read "Jaime Carter", written over a horizontal line.

Jaime Carter
Trustee

ADDRESS OF TRUSTEE

Jaime Carter & Associates
Jaime Carter
312 Main
Liberty, Texas 77575
936-336-5776

EXHIBIT "A"
LOT 10

FIELD NOTES OF A TRACT OF LAND CONTAINING 12.00 ACRES SITUATED IN THE CHARLES UNDERTON SURVEY, ABSTRACT 391, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN 241.91 ACRE TRACT OF LAND CONVEYED TO EAST LIBERTY FARMS, INC. RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2014005243 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 12.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE WEST LINE OF SAID 241.91 ACRES AND THE BEARINGS AND DISTANCES PER FILE NO.(S) 2014005243, OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY, WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL OF THIS TRACT.

BEGINNING at a 1/2" iron rod, set, in the east right-of-way line of Farm-to-Market Highway 2830, being the southwest corner of a 40.2438 acre tract of land conveyed to Claudia Fabian recorded by deed in Liberty County Clerk's File No.(s) 2016019686 of the Official Public Records of Liberty County, Texas, for the **northwest corner** and "**Point of Beginning**" of the herein described tract, from which a 1/2" iron rod, found, in said Highway 2830, being the northwest corner of said 241.91 acres and the most westerly southwest corner of a 951.661 acre tract of land conveyed to Liberty Martini and Oyster Club, LLC recorded by deed in Liberty County Clerk's File No.(s) 2015004785 of the Official Public Records of said County bears N 10°34'13" W-1569.64;

THENCE, North 85°30'42" East, along the south line of said 40.2438 acres, a distance of 2007.77 feet to a 1/2" iron rod, set, being an angle point in the south line of said 40.2438 acres and for an **angle point** in the north line of the herein described tract;

THENCE, South 87°35'33" East, along the south line of said 40.2438 acres, a distance of 38.59 feet to a 1/2" iron rod, set, being an angle point in the south line of said 40.2438 acres and for the **northeast corner** of the herein described tract;

THENCE, South 04°07'11" East, along the south line of said 40.2438 acres, a distance of 31.99 feet to a 1/2" iron rod, set, being an angle point in the south line of said 40.2438 acres and for an **angle point** in the east line of the herein described tract;

THENCE, South 21°11'19" East, along the south line of said 40.2438 acres, a distance of 98.09 feet to a 1/2" iron rod, set, being an angle point in the south line of said 40.2438 acres, the northwest corner of a 7.5438 acre tract of land conveyed to William S. Yarbrough recorded by deed in Liberty County Clerk's File No.(s) 2016017996 of the Official Public Records of said County and for an **angle point** in the east line of the herein described tract;

THENCE, South 21°09'32" East, along the west line of said 7.5438 acres, a distance of 66.06 feet to a 1/2" iron rod, set, being an angle point in the west line of said 7.5438 acres and for an **angle point** in the east line of the herein described tract;

THENCE, South 08°44'14" West, along the west line of said 7.5438 acres, a distance of 61.86 feet to a 1/2" iron rod, set, being an angle point in the west line of said 7.5438 acres, the northeast corner of a 30.00 acre tract of land conveyed to Sandra M. Ortega recorded by deed in Liberty County Clerk's File No.(s) 2016018009 of the Official Public Records of said County and for the **southeast corner** of the herein described tract;

THENCE, South 85°30'42" West, along the north line of said 30.00 acres, a distance of 2054.26 feet to a 1/2" iron rod, set, in the east right-of-way of said Highway 2830, being the northwest corner of said 30.00 acres and for the **southwest corner** of the herein described tract;

THENCE, North 10°01'14" West, along the east right-of-way of said Highway 2830, a distance of 255.27 feet to the "**Point of Beginning**" and containing 12.00 acres of land.