

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: June 04, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 03, 2007 and recorded in Document CLERK'S FILE NO. 2007001570; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2017004595 real property records of LIBERTY County, Texas, with DAVID LEE PORCHE AND EVELYN GENE PORCHE, grantor(s) and WELLS FARGO FINANCIAL TEXAS, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID LEE PORCHE AND EVELYN GENE PORCHE, securing the payment of the indebtednesses in the original principal amount of 66,693.72, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO USA HOLDINGS, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, 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:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

Kyle Barclay

MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is Kyle Barclay and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 5-14-19 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Certificate of Posting

Kyle Barclay

Declarants Name: Kyle Barclay
Date: 5-14-19

FILED
at 8:00 o'clock A M

MAY 14 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adnan Diver DEPUTY



NOS0000007405012

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IS BLOCK 4 OF THE MAYSVILLE ADDITION TO THE WEST LIBERTY TOWN LEAGUE, A-357, LIBERTY COUNTY, TEXAS, SAID LANDS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A 60' X 120' LOT CALLED LOT 13, JANIE SUBDIVISION #2 (UNRECORDED) BEING A PART OF THE WEST 1/2 OF BLOCK 4 OF THE MAYSVILLE ADDITION, WEST LIBERTY TOWN LEAGUE, A-357, LIBERTY COUNTY, TEXAS, AS PER PLAT VOLUME 27, PAGE 262 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, SAID LOT 13 BEING A PART OF THE ORIGINAL 20.5 ACRE TRACT DEEDED TO C. W. SIMMONS AS PER DEED RECORDS IN VOLUME 384, PAGE 1, DEED RECORDS, LIBERTY COUNTY, TEXAS. SAID LOT 13 BEING MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SW CORNER OF SAID LOT 13 AND SAID CORNER BEING ALSO THE SE CORNER OF LOT 24 OF JANIE SUBDIVISION #1 AND BEING LOCATED 263.5 FT NORTH OF THE SOUTH LINE OF SAID 20.5 ACRE TRACT IN BLOCK 4;

THENCE EAST, 120 FT TO THE SE CORNER OF LOT 13, IN THE WEST ROW OF OSCAR STREET (30');

THENCE NORTH 60 FT WITH THE WEST ROW OF OSCAR STREET TO THE NE CORNER OF LOT 13 AND THE SE CORNER OF LOT 12;

THENCE WEST, 120 FT FOR CORNER;

THENCE SOUTH, 60 FT TO THE POINT OF BEGINNING.

SAID LOT BEING THE SAME PROPERTY DEED TO DAVID LEE PORCHE AND WIFE, EVELYN GENE PORCHE BY DEED FROM C.W. SIMMONS DATED 6/16/1987 AND RECORDED UNDER FILE NO. 6677, DEED RECORDS, LIBERTY COUNTY, TEXAS, AND SAID LEGAL DESCRIPTION BEING CORRECTED BY THIS INSTRUMENT.



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/18/2005

Grantor(s)/Mortgagor(s):
COBY LANGFORD AND TRACEY LANGFORD

Original Beneficiary/Mortgagee:
AAMES FUNDING CORPORATION DBA AAMES
HOME LOAN

Current Beneficiary/Mortgagee:
U.S. Bank, N.A., successor trustee to LaSalle Bank
National Association, on behalf of the holders of
Bear Stearns Asset Backed Securities I Trust 2005-
HE9, Asset-Backed Certificates Series 2005-HE9

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2005007752

Property County:
LIBERTY

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

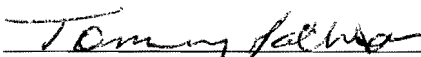
Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 6/4/2019 **Earliest Time Sale Will Begin:** 10am

Place of Sale of Property: SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE
FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE 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.

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.**



Tommy Jackson, Tiffany Beggs, Ron Harmon or
Carolyn Ciccio
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-68745-HE
Loan Type: Conventional Residential

FILED
at 10:10 o'clock A M
APR 4 2019
May 9, 2019
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Veronica Sumner

EXHIBIT A

TX-18-68745-HE

All that certain tract or parcel of land being 2.515 acres, more or less, to be surveyed out of a 2.51 acre tract of land in the Jose Coronado Survey, A-14, Liberty County, Texas, said lands being more particularly described by metes and bounds as follows:

FIELD NOTES TO 2.515 ACRES OF LAND AS SITUATED IN THE JOSE CORONADO SURVEY, A-14, LIBERTY COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 2.51 ACRES CONVEYED BY ROBERT A. WALKER TO ROLAND D. WOOLLS AND WIFE, JERRI WOOLLS BY DEED RECORDED IN VOLUME 1403, PAGE 333 OF THE OFFICIAL RECORDS OF SAID LIBERTY COUNTY, TEXAS. SAID 2.515 ACRES BEING MORE PARTICULARLY DESCRIBED BY METE AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of this tract, same being the lower northwest corner of the Kelly Ballard 6.445 acres described in Volume 1408, Page 103 of said official records and being on the east right of way of State Highway 145;

THENCE: N 03° 08' W 232.55 Ft., with said east right of way, to a 5/8 inch iron rod reset for the northwest corner of this tract, same being the southwest corner of the Terry Bessley 2.00 acre tract described in Volume 1657, Page 426 of said official records;

THENCE: N 89° 47' E 516.91 Ft., with the south line of said 2.00 acres to its southeast corner, a 1/2 inch iron rod set for the northeast corner of this tract on the west line of the Frank S. Speer 13.33 acres described in Volume 114, Page 545 of the deed records of said county;

THENCE: S 04° 33' W 211.48 Ft., with the west line of said 13.33 acres, to a 5/8 inch iron rod found for the upper southeast corner of this tract, same being the northeast corner of said Ballard 6.445 acres;

THENCE: N 89° 48' W 309.78 Ft., with the upper north line of said 6.445 acres to its upper northwest corner, a 5/8 inch iron rod found for an interior corner of this tract;

THENCE: S 03° 08' E 25.09 Ft., with the upper west line of said 6.445 acres to its interior corner, a 5/8 inch iron rod found for the lower southeast corner of this tract;

THENCE: N 89° 48' W 179.02 Ft., with the lower north line of said 6.445 acres, to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 2.515 ACRES OF LAND.