

Notice of Foreclosure Sale

DATE: April 26, 2019

LIEN HOLDER: Sara Mettlen

NOTE: Note dated December 1st, 2016

at 3:35 FILED P o'clock M

MAY 01 2019

DEED OF TRUST

Date: December 1st, 2016

Grantor: Sara Mettlen

Grantee: Darren Gillen

Lien Holder: Sara Mettlen

Recording Information: County Clerk's file No. 2017005537, the official Public Records of Liberty County, Texas.

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

PROPERTY: Lots; seven (7), eight (8), nine(9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), and sixteen (16), Section 20, A-16 SANTOS COY, of SAM HOUSTON LAKE ESTATES, a recorded subdivision of Liberty County, Texas, of the Official Public Records of Liberty County, Texas.

GRANTORS NAME: Sara Mettlen

GRANTORS ADDRESS: 906 Austin St, Cleveland, Texas 78022

COUNTY: Liberty

DATE OF SALE: June 4, 2019

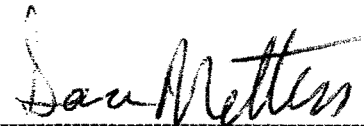
TIME OF SALE: 10:00 A.M. to 1:00 P.M.

PLACE OF SALE: Place designated by the Commissioner's court of Liberty Texas.

Grantor is offering the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Grantor will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DEPOSITION.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Grantor under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.



Sara Mettlen

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **JOYCE DULANEY**, of Liberty County, Texas, dated May 3, 2004 and duly recorded under Clerk's File No.2004007316, of the Official Public Records of Liberty County, Texas, I will, as Substitute Trustee under the Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of the indebtedness, default having been made in the payment thereof, sell on **Tuesday, June 4, 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. The real property is located in Liberty County, Texas, and is described as follows, to-wit:

Tract 1

That certain 5.0 acres, more or less, Lot Nine (9) of Country Colony Addition, being the same property more particularly described in Volume 1261 Page 12 of the Deed Records of Liberty County, Texas.

Tract 2

That certain 2.70 acres, more or less, the North one-half (N-1/2) of Lot Ten (10), Country Colony Addition, being the same property more particularly described in Volume 1251 Page 12 of the Deed Records of Liberty County

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,

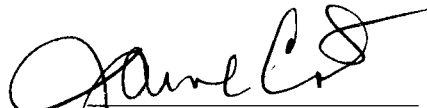
at 1:40 ^{FILED} o'clock P M

APR 29 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: Veronica Sims DEPUTY

CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS,
RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE
ABOVE DESCRIBED REAL PROPERTY.

Executed the 25th day of April 2019.


Jaime Carter,
Substitute Trustee

ADDRESS AND TELEPHONE NUMBER
OF SUBSTITUTE TRUSTEE

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

Our File Number: 19-02122

Name: MARION S. WILBORN, AN UNMARRIED WOMAN AND GLENN NICHOLS, AN UNMARRIED MAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on AUGUST 5, 2009, MARION S. WILBORN, AN UNMARRIED WOMAN AND GLENN NICHOLS, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to STEVE HOLMES & ASSOCIATES, P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALACRITY LENDING COMPANY, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2009010026, in the DEED OF TRUST OR REAL PROPERTY records of **LIBERTY COUNTY, TEXAS**; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 4, 2019**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **LIBERTY COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows:

LOT SIXTY-FIVE (65) OF SOUTHERN CROSSING, SECTION TWO (2), AN ADDITION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 193 OF THE PLAT RECORDS OF LIBERTY COUNTY, TEXAS.

Property Address: 1126 W CHESTNUT ST
DENISON, TX 75020

Mortgage Servicer: LOANCARE, LLC

Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 30 day of April, 2019.

at 1:47 o'clock P M

APR 30 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Christina N. ... DEPUTY

Tommy Jackson
Tommy Jackson, Carolyn Ciccio, Ron Harmon,
Tiffany Beggs, 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, Vanessa
McHaney, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/9/2018

Grantor(s)/Mortgagor(s):
ALBERT LINCOLN, AN UNMARRIED PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NORTH AMERICAN SAVINGS BANK, FSB, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
AmeriHome Mortgage Company, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2018007651

Property County:
LIBERTY

Mortgage Servicer:
Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
425 Phillips Blvd,
Ewing, NJ 08618

Legal Description: SEE ATTACHED EXHIBIT "A"

Date of Sale: 6/4/2019

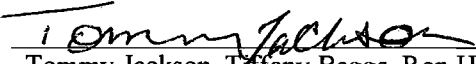
Earliest Time Sale Will Begin: 10am

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

FILED
at 2:26 o'clock PM M

MAY - 2 2019

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY Clara H. Macien DEPUTY

MH File Number: TX-19-72293-POS
Loan Type: VA

Exhibit "A"

FIELD NOTES OF A 3.257 ACRE TRACT OF LAND SITUATED IN THE B. W. HARDIN LEAGUE, ABSTRACT 47, LIBERTY COUNTY, TEXAS ALSO KNOWN AS ALL OF LOT 3, TOGETHER WITH A PORTION OF LOT 2, BLOCK 1 OF FEATHERSTONE, SECTION 2, A SUBDIVISION IN LIBERTY COUNTY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 14 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS SAID 3.257 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE NORTH LINE AND THE BEARINGS AND DISTANCES PER SAID VOLUME 9, PAGE 14, MAP RECORDS, LIBERTY COUNTY, TEXAS WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE OF THIS TRACT.

BEGINNING at a 1/2" capped iron rod marked H&H Land, set, in the south line of a 110.00 acre tract of land conveyed to Texas Library and Historical Commission recorded by deed in Volume 729, Page 307 and Volume 982, Page 89, Deed Records, Liberty County, Texas, being the northwest corner of Featherstone, Section 1, a subdivision in Liberty County according to the map or plat thereof recorded in Volume 8, Page 246, Map Records, Liberty County, Texas, the northeast corner of said Lot 3, for the northeast corner and "Point of Beginning" of the herein described tract, from which 1/2" capped iron rod marked #1777, found, bears South 21°26'35" East-0.91';

Thence, South 00°35'37" West, along the west line of said Featherstone, Section 1 and the east line of said Lot 3, a distance of 408.16 feet (called 408.08') to a 3/4" iron rod, found, in the north right-of-way of Feather Trace Court (60' R.O.W.), being the southeast corner of said Lot 3 and for the southeast corner of the herein described tract;

Thence, South 87°09'32" West, along the north right-of-way of said Feather Trace Court and the south line of said Lot 3, a distance of 10.63 feet (called North 89°24'03" West-10.84') to a 3/4" iron rod, found, being a "Point of Curve" in the south line of the herein described tract;

Thence, Northwesterly along an arc to the left having a radius of 50.00 feet and an arc length of 118.57 feet (called 118.50'), a chord of South 76°12'56" West, a distance of 92.68 feet (called South 75°50'01" West-92.65') to a "Point of Tangent" in the south line of the herein described tract;

Thence, North 89°20'13" West, along the north line of Lot 1 of said Featherstone, Section 2 and the south line of said Lot 3, a distance of 149.02 feet (called North 89°24'03" West-148.99') to a 3/4" iron rod, found, in the east line of said Lot 2, being the northwest corner of said Lot 1, the southwest corner of said Lot 3 and for the southwest corner of the herein described tract;

Thence, North 21°21'04" West, over and across said Lot 2, a distance of 465.39 feet (called 465.44') to a 1/2" capped iron rod marked #1777, found, in the south line of said 110.00 acres and the north line of said Lot 2, for the northwest corner of the herein described tract;

Thence, South 89°24'03" East, along the south line of said 110.00 acres, the north line of said Lot 2 and continuing along the north line of said Lot 3, a distance of 423.33 feet (called 423.40') to the "Point of Beginning" and containing 3.257 acres of land.