

**Notice of Trustee's Sale**

Date: July 16, 2018

Contract for Deed

Date: April 6, 2000

Seller: William Collins

Buyer: Roger Glen Stephens and Wife, Chasity Nicole Stephens-Thacker

Property: Lot 18, Section 1, Oak Ridge, a/k/a 18 Red Oak Dr., Dayton, Texas 77535

Recording information: N/A

Trustee: Wesley N. Hinch


Date of Sale (first Tuesday of month): August 7, 2018

Time of Sale: 10:00 A.M.

Place of Sale: Liberty County Courthouse, South steps, 1923 Sam Houston St., Liberty, Texas 77575

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

  
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 Wesley N. Hinch, Trustee

FILED  
 at 11:19 o'clock A.M.

JUL 13 2018

PAULETTE WILLIAMS  
 COUNTY CLERK, LIBERTY COUNTY, TEXAS  
 DEPUTY

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Property To Be Sold.** The property to be sold is described as follows:

FRACT 2 523 Lowe Avenue, Cleveland, Texas, also described as Lot Forty Four (44) of Block Twenty-Eight (28) of the Edwards Addition commonly called the Whitmires Mercy Addition to the City of Cleveland, Liberty County, Texas, according to the Plat of said subdivision as recorded in Volume 1, Page 98 of the Map Records of Liberty County, Texas

**Instrument To Be Foreclosed.** The instrument to be foreclosed is a Deed of Trust filed in the Official Public Records of Real Property of Liberty County, Texas, and recorded under Instrument No. 2012008286, on June 25, 2012.

**Date, Time, And Place Of Sale.** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday, August 7, 2018

**Time:** The sale will begin no earlier than 1:00 o'clock p.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 4:00 o'clock p.m.

**Place:** On the front courthouse steps or as designated by the County Commissioners.

**Terms Of Sale.** Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust, and will be conducted as a public auction to the highest bidder for cash or certified funds. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

**Default And Request To Act.** Default has occurred under the Deed of Trust, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale, the Mortgagee, may appoint another person substitute trustee to conduct the 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 THE 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.**

Date: July 9, 2018



LORI A. LOWE OR LISA KING, Substitute Trustee, c/o  
2316 Southmore, Pasadena, TX 77502

FILED  
at 10:10 o'clock A.M.

JUL 10 2018

PAULETTE WILLIAMS  
COUNTY CLERK LIBERTY COUNTY TEXAS  
DEPUTY

NOTICE OF TRUSTEE'S SALE

FILED  
at 2:50 o'clock P.M.

THE STATE OF TEXAS #

THE COUNTY OF LIBERTY #

JUL - 9 2018

PAULETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY: *Maury [Signature]*

NOTICE IS HEREBY GIVEN THAT, WHEREAS, on the 27<sup>th</sup> day of January, 1998, JO ANN SANTIAGO, executed a Deed of Trust to PERRY A. TANNER, JR. for the benefit of H.O. RICHEY, RICHEY TRUST, on the hereinafter described real estate, which Deed of Trust appears of record in Volume 1704, Page 545 et seq. of the Real Property Records of Liberty County, Texas, to which recording therein reference is here made to more fully show the wording and effect of such instrument and property covered by it;

AND WHEREAS, the said H.O. RICHEY, RICHEY TRUST, holder and owner of said vendor's lien note has requested me to enforce the provisions of said Deed of Trust

NOW THEREFORE, I, GENE BUSH, as aforesaid, hereby give notice that I will accordingly, after due posting of this Notice, as required by said Deed of Trust and the law, sell the property at public auction to the highest bidder or bidders for cash at the area designated by the commissioner's Court of Liberty County, Texas; between the hours of 10:00 a.m. and 4:00 p.m. central standard time, on the first Tuesday in August, the same being August 7, 2018. However, such sale will not commence earlier than 10:00 a.m. of that day, and may commence or occur between 1:00 p.m. and 4:00 p.m. of that day, the real estate so described by such

Deed of Trust and being more particularly described as follows:

All that certain lot, tract or parcel of land, being the East 60 feet of the South 90 feet of Lot No. 3, inner Blk No. 87, of the City of Liberty, Liberty County, Texas, according to the map of said city in general use.

WITNESS MY HAND this the 3rd day of July, 2018.

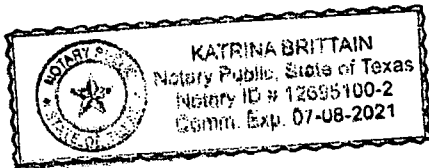


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GENE BUSH, Substitute Trustee

THE STATE OF TEXAS #

THE COUNTY OF POLK #

THIS INSTRUMENT was acknowledged to before me on this the 3 day of July, 2018, by GENE BUSH, as Substitute Trustee for and on behalf of H.O. Richey, Richey Trust, and in the capacity therein stated.



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NOTARY PUBLIC, STATE OF TEXAS

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.

### Notice of Trustee's Sale

Date: July 10, 2018

Trustee: Eva Stockett

Mortgagee: Steve Hebert

Note: Dated September 17, 2014

Deed of Trust

Date: September 17, 2014

Grantor: Charles D. Snider, Jr., trustee of the SF Revocable Living Trust I

Mortgagee: Steve Hebert

Recording Information: Page 2014015692, Real Property Records of Liberty County, Texas

Property: See Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Liberty County, Texas

Date of Sale (first Tuesday of month): Tuesday, August 7<sup>th</sup>, 2018

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: Liberty County Courthouse, 1923 Sam Houston Street,

FILED  
at 10:25 o'clock A.M.

JUL 10 2018

PAULETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
DEPUTY

Liberty, Texas 77575 on the front steps of the courthouse on the south side

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter

  
Eva Stockett

Exhibit "A"

All of that certain tract or parcel of land in the J.F. DeRumayor Six League Grant, Abstract No. 103, Liberty County, Texas, containing 17.232 acres, more or less, being out of and a part of Tract No. 3 (35.504 acres) of a partition of a 167.836 acres in said League. The said partition deed is recorded in Vol. 650, Page 403 of the Deed Records of Liberty County, Texas, said 17.232 acres being out of and a part of that certain 18.504 acre tract conveyed to Lawrence Edward Fogarty, Jr. and wife, Janice Creel Fogarty by Milam Creel, grantor, by Warranty Deed, filed for record on May 16, 1983 at Vol.980, Pages 180-184, said 17.232 acres being more particularly described as follows:

BEGINNING at a ½" iron rod stake set in the East right-of-way line of FM 2610, North 00 deg. 13' East 280.2 feet from the Southwest corner of the said Tract 3 of said partition for the Southwest and beginning corner of the tract of land herein described;

THENCE South 88 deg. 17' East 1381.03 feet to a point for the Southeast corner of this 17.232 acre tract;

THENCE North 03 deg. 20' 29" East 599.96 feet to stake set in the North line of said Tract No. 3 for the Northeast corner of this tract;

THENCE North 88 deg. 30' West 1411.97 feet along and with the North line of said Tract No. 3 to stake for corner in the East margin of FM 2610 and being the Northwest corner of Tract No. 3, said corner being the Northwest corner of this tract.

THENCE South 00 deg. 13' West 648.7 feet to the PLACE OF BEGINNING containing 17.232 acres, more or less.