

## NOTICE OF TRUSTEES 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."

DATE: August 28, 2018

### DEED OF TRUST:

DATE: January 27, 2017  
GRANTOR LATRISHA MAE RIVERA  
TRUSTEE: DAVID B. SCHEFFLER  
BENEFICIARY: 1701 BINGLE, LLC D/B/AVENTURE PROPERTIES  
COUNTY WHERE PROPERTY IS LOCATED: Liberty  
RECORDED IN: Document # 2017-002773 of the Real Property Records of Liberty County, Texas.  
PROPERTY: BEING LOT FIFTEEN (15), SECTION TWO (2) A SUBDIVISION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 9, PAGE 160 PLAT RECORDS OF LIBERTY COUNTY, TEXAS. TRAILER NUMBER : RAD962966

FILED  
at 7:30 o'clock A.M.

AUG 31 2018  
DALETTTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY: *[Signature]*

### NOTE:

DATE: January 27, 2017  
AMOUNT: Sixty Two Thousand Seven Hundred Dollars and No Cents ( \$ 62,700.00 )  
MAKER: LATRISHA MAE RIVERA  
PAYEE: 1701 BINGLE, LLC D/B/AVENTURE PROPERTIES  
HOLDER and BENEFICIARY: 1701 BINGLE, LLC D/B/AVENTURE PROPERTIES  
10200 HEMPSTEAD ROAD, SUITE 1-H  
HOUSTON, TX 77092

SENDER OF NOTICE: DAVID B. SCHEFFLER  
10200 HEMPSTEAD ROAD, SUITE 1-H  
HOUSTON, TX 77092

DATE OF SALE OF PROPERTY: Tuesday, OCTOBER 2nd, 2018

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front steps of the Liberty County Courthouse, Liberty County, Texas.

Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

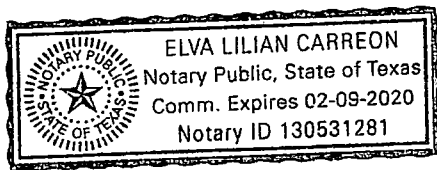
*DB*

DAVID B. SCHEFFLER

STATE OF TEXAS            §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared David B. Scheffler known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on August 28, 2018



*Elva Carreon*  
\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF TEXAS

*Elva Carreon  
02-09-20*

After recording return to:

DAVID B. SCHEFFLER  
10200 HEMPSTEAD ROAD, SUITE 1-H  
HOUSTON, TX 77092

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: October 02, 2018

Time: The sale will begin at 10:00AM 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.

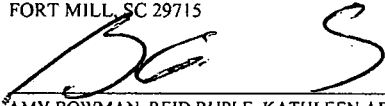
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 17, 2004 and recorded in Document CLERK'S FILE NO. 2004004375 real property records of LIBERTY County, Texas, with LARRY MUNDAY AND MARGARET K MUNDAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LARRY MUNDAY AND MARGARET K MUNDAY, securing the payment of the indebtednesses in the original principal amount of \$125,098.00, 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.** 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:

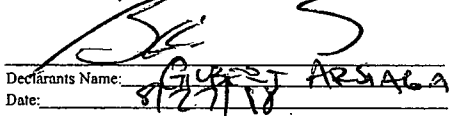
c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, JULIAN PERRINE, KIM HINSHAW, TOMMY JACKSON, RON HARMON, KINNEY LESTER, WAYNE WHEAT, DANA DENNAN, CINDY DENNAN, BENJAMIN GRIESINGER, STEPHANIE KOHLER, IAN MOSER, CATRENA WARD OR 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 GILBERT ARSIAGA and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 8/27/18 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

  
Declarant's Name: GILBERT ARSIAGA  
Date: 8/27/18

Certificate of Posting

FILED  
at 12:00 o'clock P M

AUG 27 2018

PAULETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY  DEPUTY



NOS0000007780190

**EXHIBIT A**

LOT 224 OF SOUTHERN CROSSING SUBDIVISION, SECTION IV, AN ADDITION IN THE JOHN COLE SURVEY, A-158, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 13 AND RE-PLAT IN VOLUME 10, PAGE 14 BOTH OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.



NOS0000007780190

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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1. **Date, Time, and Place of Sale.**

Date: October 02, 2018

Time: The sale will begin at 10:00AM 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.

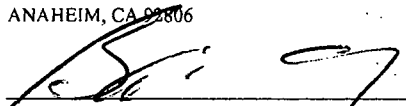
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 02, 2004 and recorded in Document CLERK'S FILE NO. 2004013326 real property records of LIBERTY County, Texas, with TIMOTHY D JOHNSON, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TIMOTHY D JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$54,625.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST 2004-3 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC  
1600 SOUTH DOUGLASS ROAD SUITE 200-A  
ANAHEIM, CA 92806

  
MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA  
Substitute Trustee

c/o BARETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

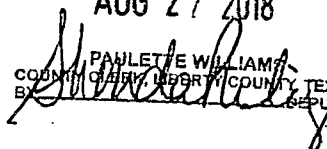
My name is GILBERT ARSIAGA and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 8/27/18 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Certificate of Posting

Declarant's Name: GILBERT ARSIAGA  
Date: 8/27/18

FILED  
at 12:00 o'clock P M

AUG 27 2018

  
PANLETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY [Signature] DEPUTY



NOS00000007776065

**EXHIBIT A**

"BEING ALL OF LOT NO. 9 OF LEXIE SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 303 THROUGH 307, OF THE MAP OR PLAT RECORDS OF LIBERTY COUNTY, TEXAS, AND SITUATED IN THE M.A. HARDIN SURVEY, A-222, IN LIBERTY COUNTY, TEXAS."



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