

OCT 20 2022

Adrian Driver

NOTICE OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 24, 2019 and recorded under Clerk's File No. 2019013060, in the real property records of LIBERTY County Texas, with Glenn D Wilkinson, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Wintrust Mortgage, a division of Barrington Bank & Trust Co., N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Glenn D Wilkinson, an unmarried man securing payment of the indebtedness in the original principal amount of \$92,679.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Glenn D Wilkinson. Wintrust Mortgage, a division of Barrington Bank & Trust Co., N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. WinTrust Mortgage is acting as the Mortgage Servicer for the Mortgagee. WinTrust Mortgage, is representing the Mortgagee, whose address is: 9700 W. Higgins Road, Suite 300, Rosemont, IL 60018.

Legal Description:

0.2765 ACRE (12,046 SQUARE FEET) OF LAND, BEING ALL OF THAT CERTAIN CALLED 0.2728 ACRE TRACT DESCRIBED IN LIBERTY COUNTY CLERK FILE NO. 2011-016026 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, OUT OF AND A PART OF LOT 4 IN OUTER BLOCK 8 OF THE CITY OF LIBERTY, IN LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 12/06/2022

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and or to sell all or only part of the property. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

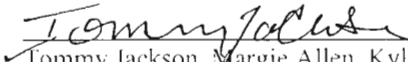

Tommy Jackson, Margie Allen, Kyle Barclay, Keata Smith, Stephanie Hernandez,
Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or
ServiceLink Agency Sales And Posting, as Substitute Trustee

EXHIBIT "A"

0.2765 acre (12,046 square feet) of land, being all of that certain called 0.2728 acre tract described in Liberty County Clerk File No. 2011-016026 of the Official Public Records of Liberty County, out of and a part of Lot 4 in Outer Block 8 of the City of Liberty, in Liberty County, Texas, said 0.2765 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found on the South right-of-way line of Magnolia Street (60 feet wide) marking the Northeast corner of LDC Subdivision, the plat of which is recorded in Liberty County Clerk File No. 2016010280 of the Official Public Records of Liberty County and the Northwest corner of said called 0.2728 acre tract, same being the Northwest corner and PLACE OF BEGINNING of the tract herein described;

THENCE North 89° 32' 22" East, with the South right-of-way line of said Magnolia Street, same being the North line of said called 0.2728 acre tract, a distance of 80.19 feet to a 1/2 inch iron pipe found marking the Northeast corner of said called 0.2728 acre tract, same being the Northeast corner of the tract herein described;

THENCE South, with the East line of said called 0.2728 acre tract, a distance of 150.23 feet to a 5/8 inch iron rod set marking the Southeast corner of said called 0.2728 acre tract, same being the Southeast corner of the tract herein described;

THENCE South 89° 32' 22" West, with the South line of said called 0.2728 acre tract, a distance of 80.19 feet to a 1/2 inch iron pipe found marking the Southeast corner of said LDC Subdivision and the Southwest corner of said called 0.2728 acre tract, same being the Southwest corner of the tract herein described;

THENCE North, with the fenced East line of said LDC Subdivision, same being the fenced West line of said called 0.2728 acre tract, a distance of 150.23 feet to the PLACE OF BEGINNING and containing 0.2765 acre (12,046 square feet) of land, more or less.

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN LIBERTY COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 5 OUT OF BLOCK I, OF THE MARTIN ADDITION TO AMES, TEXAS, AS SHOWN BY PLAT RECORDED IN VOLUME 119, PAGE 228, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAID LAND BEING LOCATED IN THE JAMES MARTIN LEAGUE, ABSTRACT 73, LIBERTY COUNTY, TEXAS. APN: 006200-000039-010 BEING THE SAME PROPERTY CONVEYED TO KENNETH R. SIMMONS BY DEED FROM JACK SIMMONS RECORDED 04/14/1982 IN DEED BOOK 941 PAGE 313, IN THE REGISTER'S OFFICE OF LIBERTY COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/26/2019 and recorded in Document 2019019320 real property records of Liberty County, Texas

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

Date: 12/06/2022
Time: 10:00 AM
Place: Liberty County, Texas at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-ON THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and or to sell all or only part of the property. 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

5. Obligations Secured. The Deed of Trust executed by KENNETH R. SIMMONS, provides that it secures the payment of the indebtedness in the original principal amount of \$195,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Longbridge Financial, LLC is the current mortgagee of the note and deed of trust and LONGBRIDGE FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Longbridge Financial, LLC c/o LONGBRIDGE FINANCIAL, LLC, One International Blvd., Suite 410, Mahwah, NJ 07495 and the mortgage servicer and Texas Property Code § 51.0028 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Longbridge Financial, LLC obtained a Order from the 253rd District Court of Liberty County on 09/07/2022 under Cause No. 21DC-CV-01278. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, L.L.C., located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Kori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

ID: ID 72 A
12 0 2022
Adrian Driver

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Certificate of Posting

I am _____ whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230 Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale in the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court



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22-024058

Notice of Substitute Trustee's Sale

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Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

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| Deed of Trust Date: April 15, 2020 | Original Mortgagor/Grantor: DALLAS WAYNE MAGEE AND DELLA JEAN MAGEE |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GIBRALTAR MORTGAGE SERVICES, LLC., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC |
| Recorded in: Volume: N/A Page: N A Instrument No: 2020011116 | Property County: LIBERTY |
| Mortgage Servicer: LOANCARE, LLC | Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452 |

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$166,920.00, executed by DALLAS MAGEE; DELLA JEAN MAGEE and payable to the order of Lender.

Property Address/Mailing Address: 126 COUNTY ROAD 2802, CLEVELAND, TX 77327

Legal Description of Property to be Sold: LOT SIXTY-SEVEN (67), OF SPRING OAKS SUBDIVISION, SECTION ONE (1), AN ADDITION IN THE THOMAS NEWMAN SURVEY, A-89, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 187 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

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|--|--|
| Date of Sale: December 06, 2022 | Earliest time Sale will begin: 10:00 AM |
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Place of sale of Property: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 Or Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd.,



Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 Or Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 Or Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.


SUBSTITUTE TRUSTEE

✓ Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay,
Stephanie Hernandez OR Tommy Jackson, Keata Smith,
Stephanie Hernandez or Carolyn Ciccio, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

NATIONSTAR MORTGAGE LLC (CXE)
PRICHARD, CHRISTOPHER
2519 MAPLE STREET, LIBERTY, TX 77575

FHA 5123401131703
Firm File Number: 22-038265

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 15, 2019, CHRISTOPHER A. PRICHARD, SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to MEWAEL GHEBREMICHAEL, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of **LIBERTY COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2019017788, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust: and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, December 6, 2022** 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, the Substitute Trustee will sell said Real Estate at the County Courthouse in **LIBERTY COUNTY, TX** 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Liberty, State of Texas:

THE FOLLOWING DESCRIBED PROPERTY, TOGETHER WITH ALL IMPROVEMENTS THERETO, TO-WIT:

LOTS 14 AND 15 IN BLOCK F OF BILL DAVIS SUBDIVISION OF LOT 12, OUTER BLOCK 4, A PART OF LOT 1, OUTER BLOCKS 5, PART OF LOT 2, OUTER BLOCK 7 AND PART OF LOT 1, OUTER BLOCK 6 OF THE CITY OF LIBERTY, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 153 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Property Address: 2519 MAPLE STREET
LIBERTY, TX 77575
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC D B A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

ID: 10 17 A

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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 property securing the above referenced loan.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE



✓ Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day October 14, 2022.



By: _____
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
gburks@logs.com
rgeorge@logs.com
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Nationstar Mortgage LLC d b a Mr. Cooper

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 military service to the sender of this notice immediately.

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Notice of Substitute Trustee Sale

T.S. #: 22-7333

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, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **12/6/2022**

Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **1:00 PM**

Place: **Liberty** County Courthouse in **Liberty**, Texas, at the following location: **THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

FOR DEPOSIT ONLY

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

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 9/12/2016 and is recorded in the office of the County Clerk of Liberty County, Texas, under County Clerk's File No 2016016468, recorded on 9/20 2016, of the Real Property Records of Liberty County, Texas.
Property Address: 1320 MLK ST S LIBERTY Texas 77575

| | | | |
|-------------------------------|--|-----------------------|---|
| Trustor(s): | BARBARA A. CALDWELL | Original Beneficiary: | Mortgage Electronic Registration Systems, Inc., as nominee for USF Mortgages, Inc., its successors and assigns |
| Current Beneficiary: | U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V | Loan Servicer: | Rushmore Loan Management Services, LLC |
| Current Substituted Trustees: | Auction.com, Tommy Jackson, Keata Smith, Tiffany Beggs, Carolyn Ciccio, Margie Allen, Kyle Barclay, Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC | | |

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 property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the

T.S. #: 22-7333

Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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. 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 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 trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by BARBARA A. CALDWELL. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$194,350.00, executed by BARBARA A. CALDWELL, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for USF Mortgages, Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BARBARA A. CALDWELL to BARBARA A. CALDWELL. U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.


The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V
c/o Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road Suite 100
Irvine, CA 92618
(949) 341-0777

Dated: 10-13-22

Auction.com, Tommy Jackson, Keata Smith, Tiffany Beggs, Carolyn Ciccio,
Margie Allen, Kyle Barclay, Stephanie Hernandez, Rick Snoke, Prestige Default
Services, LLC


Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

EXHIBIT "A"

Situate, lying and being in the County of Liberty, State of Texas, described as follows:

Being a 2.27753 acre tract of land out of and a part of that certain 43.55 acre tract of land deeded to Charles Richard Tuer from Deborah Lynn Copeland by deed recorded in Volume 1661, Page 226 of the Official Public Records of Liberty County, Texas, and being situated in the William Fields Survey, Abstract No. 194, Liberty County, Texas. Said 43.55 acres being that same tract of land as described in Deed recorded in Volume 730, page 301 of the Deed Records of Liberty County, Texas. The herein described 2.27753 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 2 inch iron pipe found for the Northwest corner of the above mentioned 43.55 acre tract. Same being the Northwest corner of the herein described 2.27753 acre tract, on the South right-of-way line of F.M. Road No. 160;

Thence East along the North line of the above mentioned 43.55 acre tract and the South line of said F.M. Road No. 160 a distance of 150.0 feet to a 3/8 inch iron rod set for the Northeast corner of the herein described tract;

Thence South 07° 14' East a distance of 666.70 feet to a 3/8 inch iron rod set for the southeast corner of the herein described tract;

Thence West a distance of 150.0 feet to a wood fence post found for the southwest corner of the herein described tract on the Westerly line of the above mentioned 43.55 acre tract. Said point being also on the Easterly line of a 35.0 acre tract of land;

Thence North 07° 14' West along the Westerly line of said 43.55 acre tract and the Easterly line of said 35.0 acre tract, a distance of 666.70 feet to the place of beginning and containing 2.27753 acres of land more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/2/2019

Grantor(s)/Mortgagor(s):
ADAM LYNN JONES, A MARRIED MAN AND
ELIZABETH ERIN JONES, HIS WIFE.

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD
MORTGAGE COMPANY, A CALIFORNIA
CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Guild Mortgage Company LLC

Recorded in:
Volume: NA
Page: NA
Instrument No: 2019032028

Property County:
LIBERTY

Mortgage Servicer:
Guild Mortgage Company LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary Mortgagee.

Mortgage Servicer's Address:
5887 Copley Drive,
San Diego, CA 92111

Legal Description: LOT 9, IN BLOCK 2, OF SOUTH WOODLAND HILLS SUBDIVISION, SECTION II, AN ADDITION
IN THE W.P. ARMSTRONG SURVEY, A-983, REASON GREEN LEAGUE, A-43 AND J.A. AND R.L. ANDREWS
SURVEY, A-983, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 9, PAGE 197 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Date of Sale: 12/6/2022

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: Liberty County Courthouse, 1923 Sam Houston, Liberty, TX 77575 OR IN THE AREA
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY
CODE.

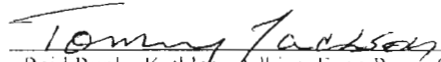
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

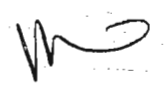
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §§51.002 and §51.009. Prospective bidders are advised to conduct
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.


Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum,
Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Olan,
Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton,
Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron
Crawford, Tommy Jackson, Keata Smith, Stephanie Hernandez
or Carolyn Ciccio
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

1135 A


MH File Number: TX-22-93858-POS
Loan Type: FHA

NOTICE OF FORECLOSURE 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.

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **DATE OF SALE**: The sale is scheduled to be held on Tuesday, the 6th day of December, 2022.
2. **TIME OF SALE**: The earliest time at which the sale shall occur is 10:00 o'clock a.m. The sale shall begin at that time or not later than three hours after that time.
3. **PLACE OF SALE**: The sale shall take place at the area at the Liberty County Courthouse designated by the Commissioner's Court of Liberty County where foreclosure sales are to take place pursuant to Section 51.002 of the Texas Property Code, as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Foreclosure Sale is posted.
4. **PROPERTY TO BE SOLD**: The property to be sold is described as follows:

BEING Lots One (1), Two (2), Three (3), Four (4) and Five (5), SAVE AND EXCEPT .090 acre out of Lot Five (5), recovered by the State of Texas, et al vs John Elbert Matthews and wife Elizabeth Matthews et al, Cause No. 32498, District Court Minutes of Liberty County, Texas, in Block No. Eleven (11) of the W.J. Dunnam Subdivision, an addition to the City of Cleveland in the J.S. Boothe Survey, Abstract No. 139, Liberty County, Texas, according to the map or plat thereof recorded in Volume 1, Page 9, of the Map Records of Liberty County, Texas.
5. **DEED OF TRUST**: Information regarding the Deed of Trust that is the subject of this sale is as follows:

| | |
|--------------------------------------|--|
| <u>Date:</u> | January 15, 2021 |
| <u>Grantor:</u> | Douglas Wayne Vanhooose |
| <u>Holder of Note:</u> | TCF, LLC, a Texas Limited Liability Company |
| <u>Substitute Trustee:</u> | Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio |
| <u>Recording Information:</u> | Instrument No. 2021003385. Official Public Records of Liberty County, Texas. |

6. **NOTE SECURED BY DEED OF TRUST:** Information regarding the Note secured by the Deed of Trust that is the subject of this sale is as follows:

Date: January 15, 2021
Face Amount: \$190,000.00
Maker: Douglas Wayne Vanhoose
Holder: TCF, LLC, a Texas Limited Liability Company

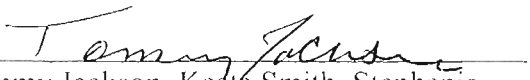
7. **SUBSTITUTION OF TRUSTEE:** Information regarding the appointment of a Substitute Trustee is as follows:

Date: October 4, 2022
Substitute Trustee: Tommy Jackson, Keata Smith,
Stephanie Hernandez or Carolyn
Ciccio
Substitute Trustee's Street Address: 14800 Landmark Blvd., Suite 850
Dallas, Texas 75254

8. **TERMS OF SALE:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the beneficiary thereunder to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. The sale will be made subject to any title matters set forth in the Deed of Trust. Prospective bidders are reminded that by law the sale will be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the terms of the Note and Deed of Trust. The indebtedness represented by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as the current Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

DATED: 10-11-22


Tommy Jackson, Keata Smith, Stephanie
Hernandez or Carolyn Ciccio, Substitute
Trustee