

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/27/2009

**Grantor(s)/Mortgagor(s):**  
DOUGLASS D OREILLY, JOINED HEREIN  
PRO FORMA BY HIS WIFE, VITA C.  
OREILLY

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

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2009005027

**Property County:**  
LIBERTY

**Mortgage Servicer:**  
M&T Bank is representing the Current  
Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza,  
Buffalo, NY 14203

**Legal Description:** BEING A 7.00 ACRE TRACT OF LAND OUT OF A 19.9636 CALLED 20 ACRE TRACT AND PART OF THE JOSEPH YOUNG LEAGUE ABSTRACT NUMBER 126 IN LIBERTY COUNTY, TEXAS. ALSO BEING OUT OF THAT CALLED 25 ACRE TRACT OF LAND CONVEYED FROM MAY DEE WILLIAMS TO WILLIAM R. KNOWLES AND B. BENJENA KNOWLES AS RECORDED ON AUGUST 30 1982 IN VOLUME 955, PAGE 33 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

**Date of Sale:** 7/3/2018

**Earliest Time Sale Will Begin:** 10:00 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.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
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.

Tommy Jackson  
Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Kinney Lester, Wes Wheat, Dana Dennon, Cindy Dennon, Gilbert Arsiaga, Crystal Arsiaga, Tiffany Beggs, Carolyn Ciccio or Cole D. Patton or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

MH File Number: TX-18-66960-POS  
Loan Type: FHA

FILED  
at 12:55 o'clock P M

MAY 17 2018

PAULETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
Clara Williams DEPUTY

STATE OF TEXAS                    §  
COUNTY OF Liberty                    §

Before me, the undersigned Notary Public, on this day personally appeared Tommy Jackson as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as TDLH, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of May, 2018.

\_\_\_\_\_  
Notary Public  
Signature

**TX-18-66960-POS**

**EXHIBIT "A"**

BEING A 7.00 ACRE TRACT OF LAND OUT OF A 19.9636 CALLED 20 ACRE TRACT AND PART OF THE JOSEPH YOUNG LEAGUE ABSTRACT NUMBER 126 IN LIBERTY COUNTY, TEXAS, ALSO BEING OUT OF THAT CALLED 25 ACRE TRACT OF LAND CONVEYED FROM MAY DEE WILLIAMS TO WILLIAM D. KNOWLES AND B. BENJENA KNOWLES AS RECORDED ON AUGUST 30 1982 IN VOLUME 955, PAGE 33 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE CENTER LINE OF MCCREIST ROAD (CR 2050), BEING THE NORTHEAST CORNER OF SAID CALLED 25 ACRE TRACT AND MARKING THE NORTH EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 16° 37' 50" E ALONG MCCREIST ROAD (CR 2050 A DISTANCE OF 94.40 FEET TO A POINT FOR CORNER;

THENCE N 84° 41' 20" W A DISTANCE OF 36 FEET TO A SET 1/2" IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 644.49 FEET TO AN ANGLE POINT;

THENCE S 81° 16' 30" W A DISTANCE OF 412.31 AN ANGLE POINT;

THENCE S 31° 50' 42" W A DISTANCE OF 214.71 FEET TO AN ANGLE POINT;

THENCE S 34° 42' 16" W A DISTANCE OF 113.16 FEET TO A FENCE POST FOR ANGLE POINT;

THENCE S 07° 47' 12" W A DISTANCE OF 60.30 FEET TO A FENCE POST FOR ANGLE POINT;

THENCE N 82° 59' 36" W A DISTANCE OF 352.62 FEET TO A 1/2 IR SET FOR CORNER;

THENCE N 07° 11' 01" E A DISTANCE OF 362.34 FEET TO A 1/2 IR SET FOR CORNER;

THENCE N 89° 09' 16" E ALONG THE SOUTH LINE OF A 10-ACRE TRACT AND THE NORTH LINE OF THE AFOREMENTIONED 25-ACRE TRACT A DISTANCE OF 227.69 TO ½ IP FOUND FOR CORNER, POINT ALSO BEING THE SOUTHWEST CORNER OF A 15 ACRE TRACT OF LAND CONVEYED FROM M.C. MALONE AND WIFE, FRANCES M. MALONE TO TRACY MICHAEL WOODRUFF AND NETA ELIZABETH WOODRUFF AS RECORDED ON AUGUST 02, 1991 IN VOLUME 1376 PAGE 351 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS;

THENCE S 84° 41' 20" E ALONG THE SOUTH LINE OF THE ABOVE MENTIONED 15 ACRE TRACT AT 1356.9 FEET PASS A 1/2" IRON PIPE FOR A TOTAL DISTANCE OF 1392.2 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.00 ACRES (305,064 SQUARE FEET) OF LAND.