

TS No.: 2018-00775-TX
18-000684-673

Notice of [Substitute] Trustee 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: 06/05/2018

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 10806 Highway 321, Dayton, TX 77535

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/31/2008 and recorded 11/07/2008 in Document 2008020144, real property records of Liberty County, Texas, with **Timothy Gault and wife, Tiffany Gault** grantor(s) and AMCAP MORTGAGE, LTD as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY OR TIFFANY BEGGS**, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Timothy Gault and wife, Tiffany Gault**, securing the payment of the indebtedness in the original principal amount of **\$165,658.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and deed of trust or contract lien.

FILED
at 2:00 o'clock P M

MAY - 3 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Paulette Williams* DEPUTY



TS No.: 2018-00775-TX
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Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 1 DAYTON OAKS, AN ADDITION IN THE THOMAS B GARRENT SURVEY, A-37, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 160 THRU 163 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. SERIAL NO. SPECIAL ORDER MAKE: CLAYTON MODEL: INDEPENDENCE YEAR: 2008 SIZE: 28' X 56'

8. 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC

**1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409**

Phone: 1-800-746-2936

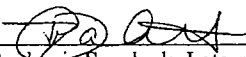
TS No.: 2018-00775-TX
18-000684-673

Notice of [Substitute] Trustee Sale

9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: March 19, 2018


Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298,


~~TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY OR TIFFANY BEGGS~~ - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting
I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 3-3-18 I filed this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.

FILED
at _____ o'clock _____ M

MAY - 3 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY _____ DEPUTY

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: June 05, 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 January 05, 2012 and recorded in Document CLERKS FILE NO 201200324 real property records of LIBERTY County, Texas, with CHARLES D DAVIS AND BRANDI N MADDUX, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES D DAVIS AND BRANDI N MADDUX, securing the payment of the indebtednesses in the original principal amount of \$135,476.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY, TIFFANY BEGGS OR CAROLYN CICCIO
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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 5/14/18 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Declarants Name: GILBERT ARSIAGA
Date: 5/14/18

at 12:10 FILED o'clock P. M

MAY 14 2018

PAULETTE WILLIAMS
CLERK OF COURTS, LIBERTY COUNTY, TEXAS
DEPUTY



NOS0000007463938

0000007463938

LIBERTY



LOT 1, BLOCK 1 OF COOK CONSTRUCTION NO. 1 SUBDIVISION, BEING A RESIDENTIAL SUDVISION OF 1.7237 ACRES IN THE MOSES DONAHOE SURVEY, ABSTRACT 25, LIBERTY COUNTY, TEXAS AND RECORDED UNDER CLERK'S FILE NO. 2004015045 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.



NOS0000007463938

NOTICE OF FORECLOSURE SALE

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.

Tax Lien Contract ("Contract"):

FILED
at 11:00 o'clock A.M

Dated: August 6, 2012

MAY 10 2018

Property Owner: LASONTHIA TURNER ("Grantor")

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

Original Trustee: JOHN P. NELSON

Tax Lien Holder: PROPEL FINANCIAL SERVICES, LLC ("Lender")

Contract Recorded in: Document No. 2012011284 Official Public Records, Liberty County, Texas.

Secures: Property Tax Payment Agreement ("Note") in the original principal amount of \$4,934.41, executed by LASONTHIA TURNER ("Borrower") and payable to the order of the Lender and all other indebtedness of Borrower to Lender.

Property Address: 1007 SYLPHEME LN., LIBERTY, TEXAS 77575.

Legal Description: A 0.3546 OF AN ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JAMES MARTIN LEAGUE, ABSTRACT NO. 73, IN LIBERTY COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A 0.70 OF AN ACRE TRACT OF LAND CONVEYED TO WDCDM INVESTMENTS, LLC, BY ANNE JENKINS, IN DEED DATED JULY 24, 2008, AND RECORDED IN CLERK'S FILE NO. 2008014943, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.3546 OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED DATED AUGUST 31, 2009, AND RECORDED ON AUGUST 31, 2009, AS INSTRUMENT NO. 2009010914, DEED RECORDS, LIBERTY COUNTY, TEXAS, FROM WDCDM INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, TO LASONTHIA AUNDRELLE TURNER, A FEME SOLE.

Assignments:

Assignment from Propel Financial Services, LLC, dated April 1, 2016, recorded in Document No. 2016005730, Official Public Records, assigning Note, Deed of Trust, and transferred tax liens to Propel Funding National 1, LLC.

Current Holder: Propel Funding National 1, LLC

Power of Attorney: Limited power of attorney, dated March 31, 2016, from Propel Funding National 1, LLC, appointing Propel Financial Services, LLC, as its Agent and Attorney in Fact.

Substitute Trustee: Matthew J. Countryman

Substitute Trustee's Address: 8526 N. New Braunfels, San Antonio, TX 78217

Substitute Trustee's Phone Number: 210-828-8900

Co-Substitute Trustee: Taylor H. Yarborough

Co-Substitute Trustee's Address: 8526 N. New Braunfels Avenue, San Antonio, TX 78217

Co-Substitute Trustee: William D. Kee, III

Co Substitute Trustee's Address: 19855 Southwest Freeway, Suite 330, Sugar Land, Texas 77479

Foreclosure Sale:

Date: Tuesday, June 5, 2018

Time: This sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: On the front steps on the south side of the Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575 or as designated by the County Commissioner.

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 Current Holder's bid may be by credit against the indebtedness secured by the lien of the Contract.

Default has occurred in the payment of the Note and in the performance of the obligations of the Contract. Because of that default, Current Holder, the owner and holder of the Note, has requested Substitute Trustee to sell the Property. An order permitting the sale of this Property was obtained in the District Courts of this County, in Cause No. CV1712231.

The Contract may encumber both real and personal property. Formal notice is hereby given of Current Holder's election to proceed against and sell both the real property and any personal property described in the Contract in accordance with Current Holder's rights and remedies under the Contract and section 9.604(a) of the TEXAS BUSINESS AND COMMERCE CODE.

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, in the Contract, and applicable Texas law.

If Current Holder passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure

sale will be reposted and refiled in accordance with the posting and filing requirements of the Contract and the TEXAS PROPERTY CODE.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Contract, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily 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 Contract. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the property that has been released of public record from the lien and/or security interest of the Contract by Current Holder. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 Contract.** 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, Substitute Trustee reserves the right to set further 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 Substitute Trustee.

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.

Respectfully submitted,

LANE & COUNTRYMAN
8526 N. New Braunfels Avenue
San Antonio, Texas 78217
(210) 828-8900 - Telephone
(210) 804-2339 - Facsimile

By: 

JOHN R. LANE, JR.

State Bar No. 11879475

johnlane@jrl-law.com

MATTHEW J. COUNTRYMAN

State Bar No.: 24069540

Mcountryman@jrl-law.com

ATTORNEYS FOR PLAINTIFF,

PROPEL FINANCIAL SERVICES, LLC AS
AGENT AND ATTORNEY IN FACT FOR
PROPEL FUNDING NATIONAL 1, LLC

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the above *NOTICE OF FORECLOSURE SALE* was served on the following Respondents in accordance with the TEXAS RULES OF CIVIL PROCEDURE in the manner stated below on Thursday, May 03, 2018:

Via First Class Mail and CMRR: 7017 2620 0000 2858 2381

LASONTIA TURNER
1007 SYLPHEME LN.
LIBERTY, TEXAS 77575

Via First Class Mail and CMRR: 7017 2620 0000 2858 2398

WDCDM INVESTMENTS, LLC
WENDELL MORRIS
504 S. MLK
LIBERTY, TEXAS 77575

Via First Class Mail and CMRR: 7017 2620 0000 2858 2404

CURRENT OCCUPANT
1007 SYLPHEME LN.
LIBERTY, TEXAS 77575

/s/ Matthew J. Countryman
MATTHEW J. COUNTRYMAN

Notice of Foreclosure Sale

May 7, 2018

Deed Of Trust (Security Agreement and Financing Statement ["Deed of Trust"]):

Dated: June 26, 2012

Grantor: BOBBY G. WALTERS and, LINDA L. WALTERS

Trustee: E. BRUCE MINTZ

Lender: WM. E. HAYNIE

Recorded in: Under film code number 2012008415 of the real property records of Liberty County, Texas;

Legal Description: The South 65 feet of Lot No. Three (3), Block D, of the Woodslawn Sbudivision, according to the map or plat thereof recorded in Vol. 1, Page 155 of the Map Records of Liberty County, Texas, and being mor particularly describe din "Exhibit A" attached hereto and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$76,500.00 executed by BOBBY G. WALTERS and, LINDA L. WALTERS ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Modifications and Renewals: NONE

[Original] Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described above and all rights and appurtenances thereto

Substitute Trustee: EDWARD B. PICKETT

[Substitute] Trustee's Address: 524 Travis
Liberty, Texas 77575

Mortgage Servicer: WM. E. HAYNIE

Mortgage Servicer's Address: P. O. Box 1482
Liberty, Texas 77575

at 2:15 FILED o'clock P M

MAY -7 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Paulette Williams* DEPUTY

Foreclosure Sale:

Date: Tuesday, June 5, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter

Place: The south steps of the Liberty County Courthouse located at 1923 Sam Houston Street, Liberty, Texas 77575 or as designated by the County Commissioner's Office in Liberty County, Texas, or, if the preceding area in is no longer the designed area, at the area most recently designated by the Liberty County Commissioner's Court

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender/Beneficiary, the owner and holder of the Note, has requested [Substitute] Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, [Substitute] Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such

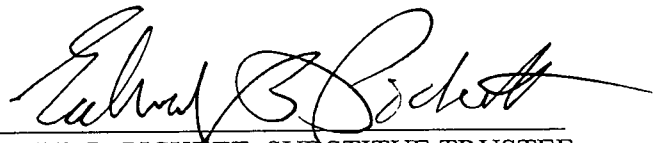
matters, if any.

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, [Substitute] 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 [Substitute] Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

A handwritten signature in black ink, appearing to read "Edward B. Pickett", written over a horizontal line.

EDWARD B. PICKETT, SUBSTITUE TRUSTEE

EXHIBIT "A"

STATE OF TEXAS)
COUNTY OF LIBERTY)

FIELD NOTES of a 0.1552 of an acre tract of land situated in the Liberty Town East League, Abstract No. 359, Liberty County, Texas, being the same tract of land called the South 65 feet of Lot 3, Block "D" of Woodslawn Subdivision, recorded in Volume I at Page 155 of the Map Records of Liberty County, Texas, conveyed to Cleo E. Beasley, et ux by Delbert P. Hooper in deed dated July 23, 1981, and recorded in Volume 917 at Page 152 of the Deed Records of Liberty County, Texas. This 0.1552 of an acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE EAST RIGHT OF WAY LINE OF NORTH TRAVIS STREET, 55.56 FOOT RIGHT OF WAY. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 1/2 inch iron rod set for the Southwest corner of this tract of land, the Southwest corner of said Beasley tract, the Southwest corner of said Lot 3, and the Northwest corner of Lot 2 of said subdivision, in the East right of way line of North Travis Street. From this corner a 3/8 inch iron rod found bears South 82°04'45" West a distance of 0.89 feet.

THENCE North with the West line of this tract of land, the West line of said Beasley tract, the West line of said Lot 3, and the East right of way line of North Travis Street a distance of 65.00 feet to an "X" set in concrete for the Northwest corner of this tract of land, the Northwest corner of said Beasley tract, and the Southwest corner of a tract of land conveyed to John David Tisdale by John Cisneros, et ux in deed dated August 21, 2006, and recorded in Clerk's File No. 2006012001 of the Official Public Records of Liberty County, Texas. From this corner a 5/8 inch iron rod found for the Northwest corner of Lot 4 of said subdivision, the Northwest corner of said Block "D", and the Northwest corner of said Tisdale tract bears North 85.00 feet.

THENCE East with the North line of this tract of land, the North line of said Beasley tract, and the South line of said Tisdale tract, over and across said Lot 3 a distance of 104.00 feet to a 1/2 inch iron rod set for the Northeast corner of this tract of land, the Northeast corner of said Beasley tract, and the Southeast corner of said Tisdale tract, in the East line of said Lot 3 and the West line of Lot 6 of said subdivision.

THENCE South with the East line of this tract of land, the East line of said Beasley tract, the East line of said Lot 3, and the West line of said Lot 6 a distance of 65.00 feet to a 1 inch iron pipe found for the Southeast corner of this tract of land, the Southeast corner of said Beasley tract, the Southeast corner of said Lot 3, the Southwest corner of said Lot 6, the Northwest corner of Lot 7 of said subdivision, and the Northeast corner of said Lot 2.

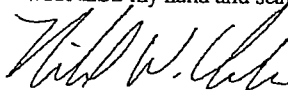
THENCE West with the South line of this tract of land, the South line of said Beasley tract, the South line of said Lot 3, and the North line of said Lot 2 a distance of 104.00 feet to the PLACE OF BEGINNING, containing within said boundaries 0.1552 of an acre of land, more or less.

SURVEYED: February 18, 2008.

SURVEYOR'S CERTIFICATE

I, Michael W. Chandler, Registered Professional Land Surveyor Number 5292 do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision on the date shown, and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Mont Belvieu, Texas, this the 26th day of February, A.D., 2008



REG. PROFESSIONAL LAND SURVEYOR
NO. 5292
08-1912.fdn



FILED
at 11:45 o'clock A M

MAY - 1 2018

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Adrian Dwyer DEPUTY

You, Eric D. Falvey and Callie L. Lewis are hereby notified that on Tuesday, June 5, 2018 between the hours of 10:00 a.m. and 1:00 p.m. at the Liberty County Courthouse located at 1923 Sam Houston Street, in the city of Liberty, County of Liberty, State of Texas 77575 or wherever else designated by the Commissioner's Court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

Lot 239, 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 in Volume 10, Page 14 both of the Map Records of Liberty County, Texas together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2009 MHDMAN00000378 CMH MANUFACTURING, INC. Manufactured Home; Model: 38IND28563AH08; Serial No.: CSS009054TXA/B; Label/Seal No.: HWC0388955/6 which manufactured home has been placed on the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 21639 County Road 37492, Cleveland, Texas 77327.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated February 19, 2014, in the original principal sum of \$81,856.87, executed by you as Makers to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated February 19, 2014. The Deed of Trust was executed by you as Grantors to K. Clifford Littlefield as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Liberty County, Texas. Vanderbilt Mortgage and Finance, Inc. the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because both of you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments as agreed.

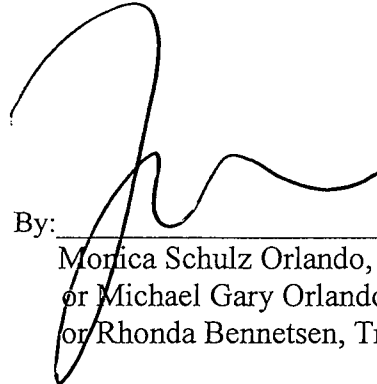
Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through May 10, 2018 is \$84,835.01. Said balance continues to accrue interest per day after that date at \$21.94 per diem. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated April 25, 2018. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 440 Louisiana, Suite 1110, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 30th day of April, 2018

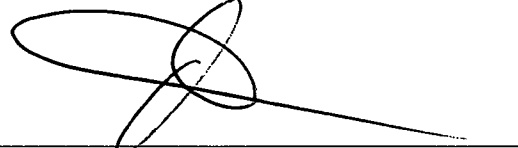
By: 

Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

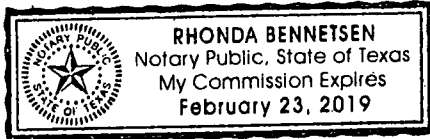
STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 30th day of April, 2018, by
Monica Schulz Orlando.



NOTARY PUBLIC In and For
The State of Texas



Printed Name: Rhonda Bennetsen

My Commission Expires: 2-23-19