

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 29, 2007, executed by **KRIS E. MOURER AND JOHNNYE F. MOURER, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2007009434, Official Public Records of Liberty County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Carol Agnew Baker, Robert Baker or Destiny Johnson, whose business address is 2306 Mast Court, Kingwood, Texas 77339, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, October 1, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Liberty County Courthouse at the place designated by the Commissioner's Court for such sales in Liberty County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2007 Southern Estates Manufactured Home, Serial No. DESAL3304AB.

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.

EXECUTED this 19th day of August, 2019.

FILED
at 11:55 o'clock A M

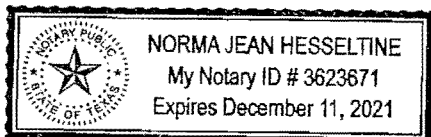
AUG 27 2019

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY Adrian Driver DEPUTY

K. CLIFFORD LITTLEFIELD
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 19th day of August, 2019, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot 18 in Block 3 of West Woodland Hills II Subdivision, an addition in the Reason Green League, A-43, Liberty County, Texas, according to the map or plat thereof recorded in Volume 9, Page 86 of the Map Records of Liberty County, Texas.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: February 5, 1999
Grantor(s): Julia Ann Wilkerson
Original Mortgagee: Rural Housing Service, United States Department of Agriculture
Original Principal: \$41,910.00
Recording Information: Book 1761, Page 855
Property County: Liberty
Property: Being a 0.2066 acre tract of land situated in the JOSEPH FENNER SURVEY, A-441, Liberty County, Texas, and being out of and a part of Lot 13 and Lot 14, Block 20, of the GLEN PARK ADDITION as recorded in Volume 1, Page 129 of the Liberty County Map Records, (being all of Lot 14, and the North 10.00` of Lot 13) and begin more particularly described by metes and bounds as follows, to-wit:

at 10:40 FILED
o'clock A M

AUG 29 2019

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
St. *Clayton Macias* DEPUTY

COMMENCING at a 1/2" iron rod set in the intersection of the West margin of Willow Ave. and the North margin of Williams Street for the Southeast corner of Lot 9, Block 20, of the Glen Park Addition;

THENCE North 240.00` along and with the West margin of Willow Ave. to a 1/2" iron rod set for the Southeast corner and the Point of Beginning of this 0.2066 acre tract of land herein described;

THENCE North 60.00` continuing along and with the West margin of Willow Ave. to a 1/2 Inch Iron Rod set for the Northeast Corner of the aforementioned Lot 14 and the same being the Northeast corner of this 0.2066 acre tract of land;

THENCE West 150.00` feet to a 1/2 Inch Iron Rod set in the centerline of a 10.00` alley for the Northwest Corner of the said Lot 14, and the same being the Northwest corner of this 0.2066 acre tract of land;

THENCE South 60.00` along and with the centerline of said 10.00` alley to a 1/2" iron rod set for the Southwest corner of this 0.2066 acre tract of land;

THENCE East 150.00` to the Point of Beginning and containing 0.2066 acres of land, more or less.

Property Address: **804 Willow Street
Cleveland, TX 77327**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **USDA Rural Development**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer: **4300 Goodfellow Blvd**
Address: **Bldg. 105E, FC 215
St. Louis, MO 63120**

SALE INFORMATION:

Date of Sale: **October 1, 2019**
Time of Sale: **10:00 am or within three hours thereafter.**
Place of Sale: **The south side of the Courthouse, 1923 Sam Houston at the front steps of the Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio or Alexander Wolfe, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property,

subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

AUG 29 2019

NOTICE OF FORECLOSURE SALE

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Clayton Macias* DEPUTY

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: LOT 4 IN BLOCK NO ONE (1) OF THE PRATT SUBDIVISION, BEING A PART OF H & T C RR COMPANY SECTION NO 172, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 256 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/24/2012 and recorded in Document 2012005046 real property records of Liberty County, Texas. Re-filed in Document 2012008611 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: 10/01/2019
Time: 10:00 AM
Place: Liberty County, Texas at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS 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 LIONEL J. LEMELLE, provides that it secures the payment of the indebtedness in the original principal amount of \$86,734.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Branch Banking and Trust Company is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Branch Banking and Trust Company c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **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 TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY, 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.

Cliff Schuler
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

Tommy Jackson
TOMMY JACKSON, RON HARMON, TIFFANY BEGGS,
MARGIE ALLEN OR KYLE BARCLAY
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting
I am *Tommy Jackson* whose address is c/o AVT Title Services, L.L.C. 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on *8-29-19* 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.



AUG 29 2019

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Clayton M. Mace* DEPUTY

NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON OCTOBER 1, 2019.

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(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.

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

SEE ATTACHED EXHIBIT "A"

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

Date: October 1, 2019

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.
The sale shall be completed by no later than 1:00 p.m.

Place: in Liberty, Texas, at the following location: the front steps on the south side of the Courthouse; 1923 Sam Houston; or at the area designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place.

The deed of trust/contract for foreclosure of tax lien permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. 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 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 or any 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 Trustee or any Substitute Trustee.

4. Type of Sale. The sale is a non-judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust contract for foreclosure of tax lien executed by JACKQUETTE LONDON-CERVANTES. The deed of trust is dated April 12, 2013 and is recorded in the office of the County Clerk of Liberty County, Texas, under Clerk's Document No. 2013005810.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$7,575.40, executed by JACKQUETTE LONDON-CERVANTES, and payable to the order of Propel Financial Services, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JACKQUETTE LONDON-CERVANTES to Propel Financial Services, LLC. PROPEL FINANCIAL SERVICES, as Agent and Attorney In Fact for TLF National Tax Lien Trust 2017-1; 12672 Silicon Drive, Ste. 150, San Antonio, TX 78249, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust. Propel Financial Services, as mortgage servicer, is representing the mortgagee, TLF National Tax Lien Trust 2017-1 under a servicing agreement with the mortgagee.

Questions concerning the sale may be directed to the counsel for the beneficiary:
BRIAN S. BELLAMY: 7200 North MoPac Expy., Suite 270, Austin, Texas, 78731: 512-346-6011;
brian@stavroskellylaw.com

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy, Dylan Schultz (7200 North MoPac Expy., Suite 270, Austin, Texas, 78731), Ray Cox, Sam Webb, Kyle Bryant (5300 Memorial Dr., Suite 890, Houston, TX 77007) and William McLeod (2950 Unity Dr., #571461, Houston, TX 77257), any to act as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 27, 2019



Brian S. Bellamy
STAVROS & KELLY, PLLC
State Bar No. 24045476
7200 North MoPac Expy, Suite 270
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005
Email brian@stavroskellylaw.com

JACQUETTE LONDON-CERVANTES AND JOYCE DOYLE
CR 2172, OLD HIGHWAY 787
PARCEL I.D. #10201

FILED
at 11:00 o'clock A.M

JUL 26 2019

DELIA SELLERS
Clerk, District Court, Liberty, TX
BY *Kusti Jennings* DEPUTY

EXHIBIT A

TRACTS 9 AND 10, BEING 15.7 ACRES MORE OR LESS AND BEING DESCRIBED AS FOLLOWS:

Tract 1: all that certain lot, tract or parcel of land, lying and being situated in Liberty County, Texas, and more particularly described as follows:

BEGINNING at a stake for corner on the North margin of the Rayburn-Dolen Road, which point is 360 varas due South from the Northwest corner of a certain 66 acre tract heretofore sold to H.E. Gillette and wife, from which a red oak 5 in. dia. bears N. 29 E. 1.2 varas, and a pine 10 in. in dia. bears N. 21 W. 2 varas.

THENCE S. 65 E. following the North edge of said road 183.5 varas to a stake for corner, from which a hickory 12 in. dia. bears N. 35 E. 2 varas.

THENCE N. 37 W. 157 varas to a stake for corner in the South edge of the G.C. & F.S.R.R. Corner on 4 inch Red Oak.

THENCE S. 34 W. following the right of way line of said Railroad 294 varas to an Iron Pin for corner;

THENCE South 105.8 varas to the place of BEGINNING, and containing 10.7 acres of land more or less.

(Same as tract conveyed to J.D. Doyle in Deed of Record Volume 169, pages 15, 16, Deed Records, Liberty County, Texas.)

Tract 2: All that certain tract or parcel of land, situated in Liberty County, Texas, being more fully described as follows, to-wit:

Being a part of a 38 acre tract of land conveyed by Allan Seale of Harris County, Texas, under date July 27th., 1928 to H.C. Whitaker. Said 38 acre tract being a part of the John Cherry, grant, and located near the town of Rayburn in Liberty County, Texas.

BEGINNING at the S.E. corner of a 10.7 acre tract of land conveyed by H.C. Whitaker to J.D. Doyle under date October 13th, 1931. A stake for corner, from which a Hickory 12" dia. brs. N. 35 E. 2 vrs;

THENCE North 35 E. 278 vrs. an iron pin for corner;

THENCE South 37 E. 96 vrs. an iron pin for corner;

THENCE South 35 W. to an iron pin for corner, on North margin of Rayburn & Dolen public road;

THENCE in a westerly direction along North side of said Rayburn and Dolen public road to place of BEGINNING, containing 5 acres of land more or less. (Same as tract conveyed to J.L. Doyle by Deed of Record in Vol. 174, pages 256, 257, Deed Records, Liberty County, Texas.)