

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: 09/19/2014
Grantor(s): DESMOND J. BROWN AND SPOUSE, SHANEE E. MCALLISTER
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$117,346.00
Recording Information: Instrument 2014015205
Property County: Liberty
Property: (See Attached Exhibit "A")
Reported Address: 603 ROSS STREET, DAYTON, TX 77535

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Nationstar Mortgage LLC d/b/a Mr. Cooper
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC d/b/a Mr. Cooper
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of April, 2020
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON in Liberty County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioner's Court.

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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Tiffany Beggs, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Tiffany Beggs, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, 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 and 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 of the Deed of Trust.

at 10:35 FILED
o'clock A M

MAR -5 2020

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *[Signature]* DEPUTY

~~Received on the 5th Day of 3 20 at 10:35
o'clock A M.
Posted on the 5th Day of 3 20 at 10:40
o'clock A M.
Lee H. Chambers
County Clerk, Liberty County, Texas
By *[Signature]* Deputy
PG1 POSTPKG~~

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Substitute Trustee(s): Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Tiffany Beggs, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Tommy Jackson whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 3-5-20 I filed and / or recorded 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.

By: Tommy Jackson

Exhibit "A"

LOT 7 IN BLOCK A OF WEST ACRES ADDITION TO THE TOWN OF DAYTON A SUBDIVISION OF 8.405 ACRES OUT OF THE MRS. EMMA D. HARRIS TRACT IN THE SOUTH LIBERTY TOWN LEAGUE, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 5 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

at 10:35 o'clock A M.
MAR -5 2020
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
[Signature] DEPUTY

~~Received on the 5th Day of 3 20 at 10:35 o'clock A M.
Posted on the 5th Day of 3 20 at 10:40 o'clock A M.
Lee H. Chambers
County Clerk, Liberty County, Texas
By [Signature] Deputy~~

Notice of Foreclosure Sale

March 5, 2020

Deed of Trust ("Deed of Trust"):

Dated: June 24, 2016

at 4:35 FILED P o'clock M

Grantor: Michael Ray Kennedy

MAR -5 2020

Substitute Trustee: Christina Varela Chrisco

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Christina Varela Chrisco* DEPUTY

Lender: The First Liberty National Bank

Recorded in: Instrument Number 2016010699 of the real property records of Liberty County, Texas

Legal Description: Lot 7 in Block 3 of Woodway Subdivision, an addition in the Joseph Dugat Survey, A-175, Liberty County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 205, 206, and 207, of the Map Records of Liberty County, Texas, together with improvements located thereon.

Secures: Promissory Note ("Note") in the original principal amount of \$42,750.00, executed by Michael Ray Kennedy ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, April 7, 2020

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: 1923 Sam Houston Street, Liberty, Texas on the south side steps of the courthouse

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 The First Liberty National Bank'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, The First Liberty National Bank, 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 The First Liberty National Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The First Liberty National Bank's rights and remedies under the Deed of Trust 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, the Deed of Trust, and applicable Texas law.

If The First Liberty National Bank 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 The First Liberty National Bank. 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(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.



Christina Varela Chrisco

Attorney for Mortgagee

Stratton Law Firm

609 Travis Street

Liberty, TX 77575

(936) 336-5766

christina.varela@cbrucestratton.com