

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/27/2007
Grantor(s): ROY POLMANTEER, AN UNMARRIED MAN AND DAVID H BYERS IV AND CANDREA BYERS HUSBAND & WIFE JOINT TENANTS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SONJA G GILLIAM, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$154,550.00
Recording Information: Instrument 2007013276
Property County: Liberty
Property: LOT FOUR (4), OF SHILOH RIDGE SUBDIVISION, AN ADDITION IN THE MOSES DONAHOE SURVEY, ABST. 25, LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2004015046 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS; APN #: 203858
Reported Address: 25 CR 2208-3, 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: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT
Mortgage Servicer: Rushmore Loan Management Services LLC
Current Beneficiary: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT
Mortgage Servicer Address: Customer Service Department, PO Box 55004, Irvine, CA 92619

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of August, 2019
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.
Substitute Trustee(s): Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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 Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, Michael Burns, Sammy Hoodr, 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:

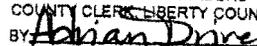
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the 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.
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.

Very truly yours,


Bonial & Associates, P.C.

FILED
at 12:10 o'clock P M

JUN 13 2019

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY:  DEPUTY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
at 10:00 o'clock A M

DEED OF TRUST INFORMATION:

Date: 03/25/2008
Grantor(s): SHANE R. DASTOUS AND SUSAN M. DASTOUS
Original Mortgagee: BENEFICIAL TEXAS INC.
Original Principal: \$62,000.00
Recording Information: Instrument 2008006001
Property County: Liberty
Property:

JUN 10 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: Adnan Dimer DEPUTY

BEING 2.00 ACRES PARCEL OF LAND, MORE OR LESS, A PART AND OUT OF THE B F STRAWBRIDGE SURVEY, ABSTRACT 714, AND THE W R HOLBROOK SURVEY, ABSTRACT 688, IN LIBERTY COUNTY, TEXAS, ALSO BEING OUT OF THAT 347.11 ACRE TRACT OF LAND CONVEYED FROM B C COYLE AND WIFE, LENNIE MAE COYLE TO C E ENDERLI AS RECORDED ON SEPTEMBER 25, 1973, IN VOLUME 727, PAGE 788, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A 1.05 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1887, PAGE 898, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THIS TRACT IN THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 6027 (FORMERLY COYLE ROAD) WHICH BEARS N 00 DEGREES 39 MINUTES 30 SECONDS E, 2099.74 FEET AND S 89 DEGREES 22 MINUTES 00 SECONDS E, 1393.35 FEET FROM POINT FOR THE SOUTHWEST CORNER OF A 105.5396 ACRE TRACT OF LAND CONVEYED FROM ENDERLI ENTERPRISES INC TO UNITED BANK-HOUSTON AS RECORDED ON SEPTEMBER 24, 1982, IN VOLUME 957, PAGE 239, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 6027, A DISTANCE OF 168.67 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT SAID POINT BEING THE NORTHWEST CORNER OF A 4.143 ACRE TRACT; THENCE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID 4.143 ACRE TRACT A DISTANCE OF 517.84 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME POINT BEING THE SOUTHWEST CORNER OF SAID 4.143 ACRE TRACT; THENCE NORTH 89 DEGREES 13 MINUTES 53 SECONDS WEST, A DISTANCE OF 168.67 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME POINT BEING THE SOUTHEAST CORNER OF SAID 1.05 ACRE TRACT; THENCE NORTH 00 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID 1.05 ACRE TRACT, A DISTANCE OF 517.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.

Reported Address: 436 COUNTY RD 6027, 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
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

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Time of Sale: 10:00AM or within three hours thereafter.
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Substitute Trustee(s): Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act

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

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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

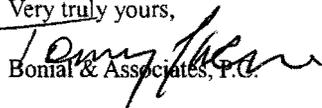
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon, Michael Burns, Sammy Hooda, 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, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon, Michael Burns, Sammy Hooda, 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.
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Very truly yours,


Tommy Jackson
Bonial & Associates, P.C.