

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 23, 2016, Jeffrey Mitcham and Misty Boutwell (collectively "Borrower") executed a Deed of Trust in favor of Quest IRA, INC FBO Jaqueline L. Pomeroy #12835-21 ("Deed of Trust"). The Deed of Trust was recorded in Instrument Number 2016004095 in Liberty County, Texas on March 15, 2016; and

WHEREAS, Sunwest Trust as Custodian for Jacqueline L Pomeroy IRA #201005391 ("Sunwest") is now the owner and holder of the Deed of Trust; and

WHEREAS, Jamie E. Silver, Sarajane Milligan, and Ingrid Guadalupe Ochoa have been appointed Substitute Trustee in place of the original Trustee, with all rights, powers, and immunities of the original Trustee; and

WHEREAS, default has occurred under the Deed of Trust and Sunwest has instructed the Substitute Trustee to sell the property under the following terms and conditions.

Property To Be Sold. LOT ELEVEN (11), OF THE PINE KNOB ESTATES SUBDIVISION, SECTION 1, BEING A PART OF AN ADDITION IN THE REDDING ROBERTS SURVEY, ABSTRACT NO. 332, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 194 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Date, Time and Place of Sale:

Date: August 6, 2019

Time: Beginning no earlier than 1:00 p.m. and no later than three hours thereafter.

Place: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash and shall not cover any part of the property that has been released of public record. The beneficiary has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Except to the extent that the Substitute Trustee may bind and obligate the Borrower to warrant title to the property under the terms of the Deed of Trust, the property will be sold in "AS IS, WHERE IS" without any representations and warranties, whatsoever, express or implied, and subject to all matters of record affecting the property. The 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 Substitute Trustee. The beneficiary may postpone, withdraw or reschedule the sale and the Substitute Trustee need not announce the postponement, withdrawal or rescheduling. The beneficiary may appoint another Substitute Trustee to conduct the sale. Questions concerning the sale may be directed to the undersigned or to Commercial Escrow at (915) 591-6683 between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday.

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at 3:26 o'clock 9 M

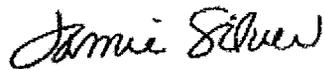
JUL 16 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY W. W. WILSON 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 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.

Dated this 15th day of July, 2019.



JAMIE SILVER, Substitute Trustee
825 Watters Creek Blvd., Suite 250
Allen, Texas 75013
(972) 996-4621 telephone
(972) 386-7694 telecopier
legalservice@lawbbj.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 5, 2018, Brian Paul ("Borrower") executed a Deed of Trust in favor of Jacqueline L Pomeroy ("Pomeroy"). The Deed of Trust was recorded as Instrument Number 2018024113 in Liberty County, Texas on November 2, 2018; and

WHEREAS, Pomeroy is the owner and holder of the Deed of Trust; and

WHEREAS, Jamie E. Silver, Sarajane Milligan, and Ingrid Guadalupe Ochoa have been appointed Substitute Trustee in place of the original Trustee, with all rights, powers, and immunities of the original Trustee; and

WHEREAS, default has occurred under the Deed of Trust and Pomeroy has instructed the Substitute Trustee to sell the property under the following terms and conditions.

Property To Be Sold. LOT 31, OF THE PINE KNOB ESTATES SUBDIVISION, SECTION 1, BEING A PART OF AN ADDITION IN THE REDDING ROBERTS SURVEY, ABSTRACT NO. 332, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 194 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Date, Time and Place of Sale:

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Time: Beginning no earlier than 1:00 p.m. and no later than three hours thereafter.

Place: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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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

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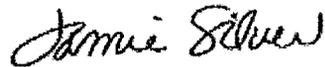
JUL 16 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
by *Monica Serrano*

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.

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Dated this 15th day of July, 2019.



JAMIE SILVER, Substitute Trustee
825 Watters Creek Blvd., Suite 250
Allen, Texas 75013
(972) 996-4621 telephone
(972) 386-7694 telecopier
legalservice@lawbbj.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 1, 2018, Brian Paul ("Borrower") executed a Deed of Trust in favor of Sunwest Trust as Custodian for Jacqueline L Pomeroy IRA #20100539 ("Sunwest"). The Deed of Trust was recorded as Instrument Number 2018024115 in Liberty County, Texas on November 2, 2018; and

WHEREAS, Sunwest is the owner and holder of the Deed of Trust; and

WHEREAS, Jamie E. Silver, Sarajane Milligan, and Ingrid Guadalupe Ochoa have been appointed Substitute Trustee in place of the original Trustee, with all rights, powers, and immunities of the original Trustee; and

WHEREAS, default has occurred under the Deed of Trust and Sunwest has instructed the Substitute Trustee to sell the property under the following terms and conditions.

Property To Be Sold. LOT 7, OF THE PINE KNOB ESTATES SUBDTVISION, SECTION 1, BEING A PART OF AN ADDITION IN THE REDDING ROBERTS SURVEY, ABSTRACT NO. 332, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 194 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS

Date, Time and Place of Sale:

Date: August 6, 2019

Time: Beginning no earlier than 1:00 p.m. and no later than three hours thereafter.

Place: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash and shall not cover any part of the property that has been released of public record. The beneficiary has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Except to the extent that the Substitute Trustee may bind and obligate the Borrower to warrant title to the property under the terms of the Deed of Trust, the property will be sold in "AS IS, WHERE IS" without any representations and warranties, whatsoever, express or implied, and subject to all matters of record affecting the property. The 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 Substitute Trustee. The beneficiary may postpone, withdraw or reschedule the sale and the Substitute Trustee need not announce the postponement, withdrawal or rescheduling. The beneficiary may appoint another Substitute Trustee to conduct the sale. Questions concerning the sale may be directed to the undersigned or to Commercial Escrow at (915) 591-6683 between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING

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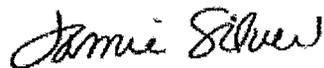
JUL 16 2019

LEE H. CHAMBERS
COUNTY CLERK
BY Veronica Sem

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.

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Dated this 15th day of July, 2019.



JAMIE SILVER, Substitute Trustee
825 Watters Creek Blvd., Suite 250
Allen, Texas 75013
(972) 996-4621 telephone
(972) 386-7694 telecopier
legalservice@lawbbj.com

JUL 16 2019

NOTICE OF FORECLOSURE SALE

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY Adnan Diner 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 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. Property to Be Sold. The property to be sold is described as follows: EXHIBIT A
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/24/2005 and recorded in Document 2005015421 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: 08/06/2019
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 JOE HILL AND DELTRA HILL, provides that it secures the payment of the indebtedness in the original principal amount of \$56,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2 c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2 obtained a Order from the 75th District Court of Liberty County on 06/26/2019 under Cause No. CV1914598. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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.

[Signature]
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

Return TO

[Signature]
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, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 7-16-19 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.



5083734 HILL EXHIBIT "A"

All that certain tract of land out of and a part of the James Martin League, A-73, Liberty County, Texas, and being more particularly a 0.58 acre tract of land out of a 5.876 acre tract which was conveyed to Elijah Brooks, and wife, Velma Lee Brooks, by Willie Mitchell by deed dated February 6, 1970, and recorded in Volume 657, Page 238 of the Deed Records of Liberty County, Texas, said tract herein conveyed being more particularly described by metes and bounds as follows:

To find the BEGINNING corner of this 0.58 acre tract of land, begin at an iron rod set for the Northwest corner of the said 5.876 acre tract of land, also in the East margin of a street for the Northwest and beginning corner of this tract herein conveyed;

THENCE South 78° 56' East a distance of 287.18 feet to an iron rod set for the Northeast corner of the tract herein conveyed;

THENCE South 07° 36' West a distance of 78.19 feet to a one inch iron pipe for the Southeast corner of the tract herein conveyed;

THENCE North 78° 56' West a distance of 5.06 feet to an iron rod set for a corner of the tract herein conveyed;

THENCE North 84° 17' West a distance of 267.34 feet to an iron rod set in the East line of said street for the Southwest corner of the tract herein conveyed;

THENCE North 00° 17' West a distance of 105.00 feet along the East line of said street to the PLACE OF BEGINNING and containing 0.58 of an acre of land.

STATE OF TEXAS }
COUNTY OF LIBERTY }
I, Delia Sellers, County Clerk of the County herein named, do hereby certify that the instrument hereon filed in the number containing the date and time stamped hereon by me, and was duly RECORDED in the County and State of the OFFICIAL PUBLIC RECORDS of Liberty County, Texas, as hereon by me on

NOV 01 2005

Delia Sellers
COUNTY CLERK
LIBERTY COUNTY, TEXAS

OFFICIAL RECORDS
LIBERTY COUNTY
DELIA SELLERS
COUNTY CLERK
RECORDING FEE \$32 00
2005015422
11/01/2005 11:46 AM 5 PGS
CCURRY, DC Receipt #013814

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: April 29, 2004
Grantor(s): Scarlett Lynn Anderson
Original Mortgagee: Rural Housing Service, United States Department of Agriculture
Original Principal: \$86,029.00
Recording Information: Instrument Number 2004006876
Property County: Liberty
Property:

TRACT 1: The following described tract or parcel of land being out of and a part of Lot Seven (7), in Block "O" of the SMITH'S SUBDIVISION OF THE NORTH 1/2 OF THE JOSEPH FENNER SURVEY, Abstract No. 441, Liberty County, Texas, according to the map or plat of said subdivision recorded in Volume 1, Page 19 of the Map Records of Liberty County, Texas, and being a part of the First Tract described in Deed from Robert Earl Meekins to Homer M. Little, et ux by Deed recorded in Volume 561, Page 390 of the Deed Records of Liberty County, Texas, and being more particularly described as follows:

**BEGINNING at the Northwest corner of said Lot 7 in the East line of road or street, which pint is also the Northwest corner of said 1st tract;
THENCE East 150 feet with the North line of said Lot 7 and said 1st tract to the Northeast corner of said 1st tract;
THENCE South 92 feet with the East line of said 1st to stake for corner;
THENCE West 150 feet parallel with the North line of said Lot 7 and said 1st tract, to stake for corner in the West line of Lot 7 and said 1st tract and in the East line of said road or tract;
THENCE North 92 feet with the West line of said Lot 7 and said 1st tract to the PLACE OF BEGINNING and being the North 92 feet of said 1st tract described in above referred to deed.**

**TRACT 2: The following described tract or parcel of land being out of and a part of Lot Seven (7), in Block "O" of the SMITH'S SUBDIVISION OF THE NORTH 1/2 OF THE JOSEPH FENNER SURVEY, Abstract No. 441, Liberty County, Texas, according to the map or plat of said subdivision recorded in Volume 1, Page 19 of the Map Records of Liberty County, Texas, and being a part of the first Tract and Second Tract described in Deed from Robert Earl Meekins to Homer M. Little, et ux by deed recorded in Volume 561, Page 390 of the Deed Records of Liberty County, Texas, and being more particularly described as follows:
BEGINNING at a point in the West line of said Block No. 7, and East margin of Public street, 92 feet South from the Northwest corner of said Block No. 7, said point being the Southwest corner of the tract of land heretofore sold the First**

FILED
at 11:45 o'clock A.M.

JUL 15 2019

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

Pentecostal Church of Cleveland, Texas;
THENCE South along said West line of Block No. 7 a distance of 50 feet to stake for corner same being the Northwest corner of the lot heretofore sold to Bettie Hughes;
THENCE East along the Bettie Hughes North line 150 feet to the Northeast corner of the same;
THENCE North parallel to the West line of Block No. 7, 50 feet to the Southeast corner of the First Pentecostal Church lot;
THENCE West along and with the South line of the First Pentecostal Church lot, 150 feet to the PLACE OF BEGINNING and being one lot measuring 50 feet North and South and 150 feet East and West, and being a portion of the 1st and 2nd Tracts as described in Deed from Robert Earl Meekins to Homer M. Little, dated November 19, 1963 and being of record in Volume 561, Page 390 of the Deed Records of Liberty County, Texas, in Volume 501, Page 390, to which deed and record thereof reference is here made for all purposes.

Property Address: 106 Peach Avenue
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. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: August 6, 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: 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
Trustee Address: 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

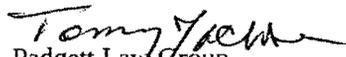
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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 or 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