

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: **June 17, 2005**

Grantor(s): **LESLIE Y REEVES**

Original Mortgagee: **United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture**

Original Principal: **\$111,545.00**

Recording Information: **Instrument Number 2005009099**

Property County: **Liberty**

Property: **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.00 ACRE OF LAND SITUATED IN THE CLAYTON HARPER LEAGUE. ABSTRACT No. 209, LIBERTY COUNTY, TEXAS, AND SAME BEING OUT OF AND A PART OF LOT No. NINETEEN (19), AND LOT No. TWENTY (20) OF NEW SALEM PARK. SUBDIVISION, SECTION No. TWO (2) AS RECORDED IN A DEED FROM M.C.M. LAND COMPANY TO MF. JACKSON, et ux, DATED JULY 7, 1974 AND BEING RECORDED IN VOLUME 740, PAGE 275 DEED RECORDS LIBERTY COUNTY, TEXAS, AND SAME BEING OUT OF A 2.01 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED DATED JULY 2, 1997 FROM DEAN THOMAS CAREY AND WIFE JOANN BRUMLEY CAREY TO FRANCES EILEEN BRUMLEY AS RECORDED IN VOLUME 1675, PAGE 661 OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:
COMMENCING at a 2 inch iron pipe found in the south margin of New Salem Road for the northeast comer of Lot No. 21 of said New Salem Park Subdivision, Section 2;
THENCE South 01 degrees 02 minutes 34 seconds East, a distance of 357.42 feet to a 1/2 inch iron rod found for the northeast corner of said 2.01 acre tract and same being the northeast corner of this herein described tract and the PLACE OF BEGINNING;
THENCE South 01 degrees 05 minutes 00 seconds East, a distance of 101.56 feet to a 5/8 inch iron rod set in the east line of said Lot 19, same being the east line of said 2.01 acre tract, the west line of the Joann Carey called 1.11 acre tract as recorded in Volume 1048, Page 896 Official Public Records Liberty County, Texas for the southeast corner of this herein described tract;
THENCE South 89 degrees 25 minutes 00 seconds West, a distance of 429.68 feet to a 5/8 inch iron set in the east margin of County Road No. 3182 (60` R.O. W.), the west line of said Lot 19, same being the west line of said 2.01 acre tract for the**

PLG File Number: 19-013552-1

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SEP -9 2019

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

southwest corner of the herein described tract;
THENCE North 01 degrees 16 minutes 04 seconds West, a distance of 101.91 feet to a 2 inch iron pipe found in the east margin of said County Road No. 3182, for the northwest corner of said 2.01 acre tract and same being the northwest corner of this herein described tract;
THENCE North 89 degrees 27 minutes 49 seconds East, a distance of 430.01 feet to the PLACE OF BEGINNING and containing 43,560 square feet or 1.00 acre.

Property Address: 380 County Road 3182
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: 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
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, 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

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: 10/01/2019
Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Liberty County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/09/2004 and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File/Instrument Number 2004002476, with William Jay Martin (grantor(s)) and National City Mortgage Co. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by William Jay Martin, securing the payment of the indebtedness in the original amount of \$62,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC Bank, National Association is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. FIELD NOTES OF A TRACT OF LAND CONTAINING 1.997 ACRES (CALLED 2.00 ACRES) SITUATED IN THE STEPHEN NICHOLSON LEAGUE, ABSTRACT 90, LIBERTY COUNTY, TEXAS, AND CONVEYED TO JAMES KNIPPA RECORDED BY DEED IN VOLUME 1087, PAGE 104 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAID 1.997 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A ¾" IRON PIPE, FOUND, IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 3017 AND BEING THE NORTHWEST CORNER OF A 4.00 ACRE TRACT CONVEYED TO RONNIE LYNN WALDEN AND TERRY LYNN WALDEN RECORDED BY DEED IN VOLUME 1633, PAGE 462 OF THE DEED RECORDS OF SAID COUNTY, ALSO IN THE SOUTH LINE OF A 19.9787 ACRE TRACT CONVEYED TO LOIS PEARSON RECORDED BY DEED IN VOLUME 795, PAGE 657 OF THE DEED RECORDS OF SAID COUNTY, AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00° 26' 29" EAST, ALONG THE WEST LINE OF SAID 4.00 ACRES, A DISTANCE OF 579.69 FEET (CALLED SOUTH 580.00 FEET) TO A ½" IRON ROD, FOUND, BEING THE NORTHEAST CORNER OF A 1.89 ACRE TRACT CONVEYED TO ALTON LEROY CARTER AND WIFE, CLARA D. CARTER RECORDED BY DEED IN VOLUME 793, PAGE 194 OF THE DEED RECORDS OF SAID COUNTY AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;



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

THENCE, SOUTH 88° 49' 03" WEST, ALONG THE NORTH LINE OF SAID 1.89 ACRES, A DISTANCE OF 149.71 FEET (CALLED N 89° 53' 00" W-150.00 FEET) TO A ½" IRON ROD, FOUND, IN THE EAST LINE OF A 0.298 ACRE TRACT CONVEYED TO ALTON LEROY CARTER AND WIFE, CLARA D. CARTER RECORDED BY DEED IN VOLUME 1035, PAGE 718 OF THE DEED RECORDS OF SAID COUNTY, ALSO THE NORTHWEST CORNER OF SAID 1.89 ACRES AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 00° 30' 00" WEST, ALONG THE EAST LINE OF SAID 0.298 ACRES, A DISTANCE OF 579.90 FEET (CALLED 580.00 FEET) TO A ½" IRON ROD, FOUND, IN THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD AND IN THE SOUTH LINE OF SAID 19.9787 ACRES, ALSO THE NORTHEAST CORNER OF SAID 0.298 ACRES AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88° 53' 52" EAST, ALONG THE SOUTH LINE OF SAID 19.9787 ACRES AND THE NORTH LINE OF SAID ROAD, A DISTANCE OF 150.30 FEET (CALLED S 89° 53' 00" E-150.00 FEET) TO THE POINT OF BEGINNING, AND CONTAINING 1.997 ACRES OF LAND.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PNC Bank, National Association, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342

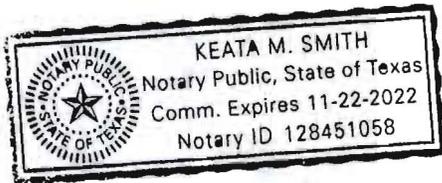
Tommy Jackson
SUBSTITUTE TRUSTEE
Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, whose address is 1320 Greenway Drive, Suite 300 Irving, TX 75038 OR Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Liberty

Before me, the undersigned authority, on this day personally appeared Tommy Jackson, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of September, 2019.

Keata M. Smith
NOTARY PUBLIC in and for



Orange COUNTY
My commission expires: 11-22-22
Print Name of Notary:
Keata M. Smith

CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 9-9-19 I filed at the office of the Liberty County Clerk and caused to be posted at the Liberty County courthouse this notice of sale.

Tommy Jackson
Declarants Name: Tommy Jackson
Date: 9-9-19

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

at 4:00 FILED P
o'clock M

SEP -9 2019

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JAMES NEWELL STARKEY, JR. delivered that one certain Deed of Trust dated APRIL 25, 2017, which is recorded in INSTRUMENT NO. 2017009240 of the real property records of LIBERTY County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$200,603.00 payable to the order of INTERCAP LENDING, INC., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, INTERCAP LENDING, INC., the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

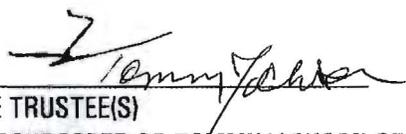
NOTICE IS HEREBY GIVEN that on Tuesday, OCTOBER 1, 2019, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOTS 1 AND 2 IN BLOCK 2 OF THE HIGHLAND PARK SUBDIVISION TO THE TOWN OF CLEVELAND IN THE JOHN BREEDING SURVEY, LIBERTY COUNTY, TEXAS, ACCORDING TO PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 2, PAGE 9 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of LIBERTY County, Texas, for such sales (OR AT THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON).

NOTICE IS FURTHER GIVEN that the address of INTERCAP LENDING, INC., the Mortgagee or Mortgage Servicer, is 11781 SOUTH LONE PEAK PKWY, DRAPER, UT 84020. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: SEPTEMBER 9, 2019.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TOMMY JACKSON OR
RON HARMON

FILE NO.: SMC-1045
PROPERTY: 129 CIRCLE DR
CLEVELAND, TEXAS 77327

ESTATE OF JAMES N. STARKEY, JR.

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263