

Notice of Foreclosure Sale

FILED
at 10:30 o'clock A M

MAY 18 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Thomas J. Over DEPUTY

May 17, 2018

Deed of Trust:

Dated: April 10, 2013

Grantor: Jonathan David

Trustee: Charles L. W. McGuire

Lender: Joycelyn Mosley Burrell

Recorded in: Clerk's File no. 2013004688 of the real property records of Liberty County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of 52,200.00], executed by Jonathan David ("Borrower") and payable to the order of Lender.

Property: Lot 10 in Block 2 of the McGuire Subdivision of Outer Block Lot number 3, in Outer Block 19, of the Town of Liberty, Liberty County, Texas, according to the map or plat thereof recorded in Volume 1, Page 34 of the Map Records of Liberty County, Texas

The Trustee's Address: 400 Main, Liberty, Texas 77575

Foreclosure Sale:

Date: Tuesday, July 3, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time.

Place of Sale: Liberty County Courthouse in Liberty, Texas, at the following location: the outside steps on the South side of the Liberty County Courthouse located at 1923 Sam Houston, Liberty, Liberty County, Texas.

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 Joycelyn Mosley Burrell's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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: 07/03/2018

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 04/24/2008 and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File/Instrument Number, 2008006990 with ERNEST G. GRIFFIN (grantor(s)) and NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ERNEST G. GRIFFIN, securing the payment of the indebtedness in the original amount of \$76,774.00, 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. A TRACT OR PARCEL OF LAND CONTAINING 0.2444 ACRE BEING THE WEST PART OF 0.4575 ACRE TRACT BEING THAT SAME TRACT DESCRIBED IN INSTRUMENT IN VOLUME 1688, PAGE 855 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND BEING OUT OF LOT 7, BLOCK 23 OF WINSLOW-ROBINSON SUBDIVISION OUT OF THE JAMES S. BOOTHE SURVEY, ABSTRACT 139 IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 9 AND IN VOLUME 1, PAGE 43 IN THE MAP RECORDS OF LIBERTY COUNTY SAID 0.2444 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 0.2444 ACRE LOT 7 AND THE NORTHEAST CORNER OF A 0.245 ACRE TRACT DESCRIBED IN VOLUME 1187, PAGE 63 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BARDASH STREET (50 FT. RIGHT-OF-WAY);

THENCE SOUTH 66 DEGREES 17 MINUTES 05 SECONDS EAST WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BARDASH STREET A DISTANCE OF 84.38 FT. TO A 1 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A CERTAIN 0.2131 ACRE REMAINDER TRACT;

THENCE SOUTH 23 DEGREES 50 MINUTES 36 SECONDS WEST WITH THE WEST BOUNDARY OF SAID REMAINDER TRACT A DISTANCE OF 125.96 FT. TO A 1 INCH IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;



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, Joycelyn Mosley Burrell, the owner and holder of the Note, has requested the Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Joycelyn Mosley Burrell's selection to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Joycelyn Mosley Burrell'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, the Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

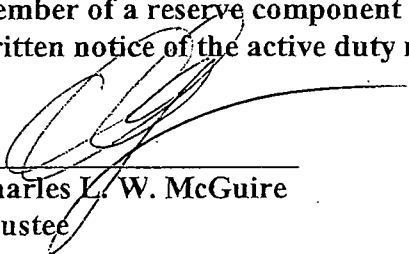
If Joycelyn Mosley Burrell passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Joycelyn Mosley Burrell. 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, the 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 the 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.

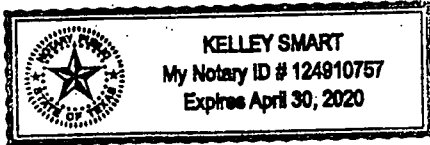


Charles L. W. McGuire
Trustee

STATE OF TEXAS }

COUNTY OF LIBERTY }

This instrument was acknowledged before me, on May 17, 2018, by Charles L. W. McGuire.



K Smart

NOTARY PUBLIC, STATE OF TEXAS

Printed name: _____

My commission expires: _____

THENCE NORTH 66 DEGREES 31 MINUTES 20 SECOND WEST WITH A FENCE LINE A DISTANCE OF 84.48 FT. TO A 5/8 INCH IRON ROD FOUND AT A FENCE CORNER IN THE NORTH BOUNDARY OF A 0.6405 ACRE TRACT DESCRIBED IN VOLUME 1637, PAGE 770 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY WHENCE AN IRON AXLE AT THE SOUTHWEST CORNER OF SAID 0.245 ACRE TRACT BEARS NORTH 64 DEGREES 30 MINUTES 12 SECONDS WEST A DISTANCE OF 119.89 FT.;

THENCE NORTH 23 DEGREES 53 MINUTES 06 SECONDS EAST WITH A FENCE LINE AND WITH THE WESTERLY BOUNDARY OF SAID LOT 7 AND THE EASTERLY BOUNDARY OF SAID 0.245 ACRE TRACT A DISTANCE OF 126.31 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.2444 ACRE OF LAND AND BEING KNOWN AS 505 BARDASH STREET, CLEVELAND, TEXAS 77327.

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 Mortgage
3232 Newmark Drive
Miamisburg, OH 45342

Tommy Jackson
SUBSTITUTE TRUSTEE
Cory Jacocks, Esq., Tommy Jackson, Ron Harmon,
Tiffany Beggs, Margie Allen, Kyle Barclay
1320 Greenway Drive, Suite 300
Irving, TX 75038

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 21 day of May, 2018.

Robert Runkle
NOTARY PUBLIC in and for
Liberty COUNTY
My commission expires: 10/16/2021
Print Name of Notary:
Robert Runkle

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 5-21-18 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: 5-21-18

FILED
at 1:02 o'clock P M

MAY 21 2018

Robert Runkle
COUNTY CLERK LIBERTY COUNTY TEXAS
BY Robert Runkle DEPUTY

Notice of Foreclosure Sale

May 17, 2018

Deed of Trust:

Dated: April 10, 2013

Grantor: Jonathan David

Trustee: Charles L. W. McGuire

Lender: Joycelyn Mosley Burrell

Recorded in: Clerk's File no. 2013004688 of the real property records of Liberty County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of 52,200.00], executed by Jonathan David ("Borrower") and payable to the order of Lender.

Property: Lot 10 in Block 2 of the McGuire Subdivision of Outer Block Lot number 3, in Outer Block 19, of the Town of Liberty, Liberty County, Texas, according to the map or plat thereof recorded in Volume 1, Page 34 of the Map Records of Liberty County, Texas

The Trustee's Address: 400 Main, Liberty, Texas 77575

Foreclosure Sale:

Date: Tuesday, July 3, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time.

Place of Sale: Liberty County Courthouse in Liberty, Texas, at the following location: the outside steps on the South side of the Liberty County Courthouse located at 1923 Sam Houston, Liberty, Liberty County, Texas.

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 Joycelyn Mosley Burrell's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED
at 10:30 o'clock A M

MAY 18 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adrian Dwyer DEPUTY

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, Joycelyn Mosley Burrell, the owner and holder of the Note, has requested the Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Joycelyn Mosley Burrell's selection to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Joycelyn Mosley Burrell'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, the Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Joycelyn Mosley Burrell 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 Joycelyn Mosley Burrell. 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, the 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 the 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.

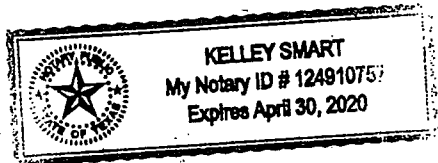


Charles L. W. McGuire
Trustee

STATE OF TEXAS }

COUNTY OF LIBERTY }

This instrument was acknowledged before me, on May 17, 2018, by Charles L. W. McGuire.



K Smart

NOTARY PUBLIC, STATE OF TEXAS

Printed name: _____

My commission expires: _____