

FILED
at 3:25 o'clock P M

MAY 10 2018

RECORDING REQUESTED BY:

PAULETTE WILLIAMS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY *[Signature]* DEPUTY

WHEN RECORDED MAIL TO:

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Kinney Lester, Wayne Wheat, Dana Dennon, Cindy Dennon, Benjamin Griesinger, Stephanie Kohler, Ian Moser, Catrena Ward
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000008-17-2S

APN 10345

TO No 180163404

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on January 28, 2015, HUNTER K OUTLAW, AN UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CHARLES MCGUIRE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMERICAN HOME FREE MORTGAGE, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$107,025.00, payable to the order of First Guaranty Mortgage Corporation as current Beneficiary, which Deed of Trust recorded on February 2, 2015 as Document No. 2015001934 in Liberty County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN 10345

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Kinney Lester, Wayne Wheat, Dana Dennon, Cindy Dennon, Benjamin Griesinger, Stephanie Kohler, Ian Moser, Catrena Ward or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and First Guaranty Mortgage Corporation, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, July 3, 2018 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Liberty County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Liberty County Courthouse, 1923 Sam Houston, Liberty, TX 77575.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and First Guaranty Mortgage Corporation's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and First Guaranty Mortgage Corporation's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 3 day of May 2018


By: Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Kinney Lester, Wayne Wheat, Dana Dennon, Cindy Dennon, Benjamin Griesinger, Stephanie Kohler, Ian Moser, Catrena Ward
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

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EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTION

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 4.9785 ACRES BEING IN THE ORIGINAL TOWNSHIP OF RAYBURN IN LIBERTY COUNTY, TEXAS, BEING A PART OF THAT TRACT CONVEYED TO THOMAS CARTER IN INSTRUMENT DATED JUNE 7, 1919 RECORDED IN VOLUME 86, PAGE 517 OF THE DEED RECORDS OF LIBERTY COUNTY ALSO BEING A PART OF THAT TRACT CONVEYED TO J. B. FALVEY AND P.C. KIRKHAM IN INSTRUMENT DATED DECEMBER 15, 1958 RECORDED IN VOLUME 491, PAGE 196 OF THE DEED RECORDS OF LIBERTY COUNTY BEING OUT OF AN ORIGINAL PARENT 115.7 ACRE TRACT OUT OF THE JOHN CHERRY LEAGUE, ABSTRACT 11 IN LIBERTY COUNTY, TEXAS, SAID 4.9785 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a concrete monument found marking the Northeast corner of said 115.7 acre tract being in the South right-of-way line of FM Hwy. No. 787 (100 ft. right-of-way);

THENCE North 80 degrees 23 minutes 24 seconds East continuing with the South right-of-way line of said FM Hwy. No. 787 passing a 5/8 inch iron rod found at an angle point at 282.68 ft. in all a total distance of 373.13 ft. to a 3/8 inch iron rod set with cap marking the Northeast corner of a 4.2059 acre Tract 131 conveyed to Calvin Newbaker and Janice F. Saunders recorded in Clerk's File No. 2009-002660 of the Liberty County Map Records and the Northwest corner and PLACE OF BEGINNING of the herein described 4.9785 acre tract;

THENCE continuing North 80 degrees 23 minutes 24 seconds East with the South right-of-way line of said FM Hwy. No. 787 a distance of 186.00 ft. to a 1/2 inch iron pipe found at the Northeast corner of the herein described tract and the Northwest corner of the Scott C. Ehrlich 5.0 acre Tract 130 recorded in Clerk's File No. 2005-016755 of the Map Records of Liberty County;

THENCE South 01 degrees 00 minutes 00 seconds East with the division line between Tract 130 and the herein described tract and the West boundary of said Ehrlich Tract a distance of 1171.00 ft. to a 1/2 inch iron pipe found at the Southeast corner of the herein described tract, the Southwest corner of said Ehrlich 5.0 acre tract being in the North boundary of Tract 169 containing 1.72 acres conveyed to Kelly Jean McDonald recorded in Volume 1910, Page 02 of the Map Records of Liberty County;

THENCE South 80 degrees 23 minutes 24 seconds West with the North boundary of said McDonald Tract 169 and the North boundary of another tract conveyed to Kelly Jean McDonald as 1.308 acre Tract 138 recorded in Volume 1910, Page 02 of the Map Records of Liberty County a distance of 186.00 ft. to a 1/2 inch iron rod found with cap marking the Southwest corner of the herein described tract, the Southeast corner of the Gina Wingate 2.1312 acre Tract 267 recorded in Clerk's File No. 2008-016926 of the Map Records of Liberty County;

THENCE North 01 degrees 00 minutes 00 seconds West with the East boundary of said Wingate Tract 267, the East boundary of the Gina K. Wingate and Beverly Ann Chapman 1.13 acre Tract 287 recorded in Clerk's File No. 2008-006813 of the Map Records of Liberty County and the East boundary of said Tract 131 a total distance of 1171.00 ft. to the PLACE OF BEGINNING and containing 4.9785 acres of land.

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 05/07/2002 and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File/Instrument Number, 1969, Page 449, with RORY WAYNE REUTER and SHELLY DEAN REUTER (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 RORY WAYNE REUTER and SHELLY DEAN REUTER, securing the payment of the indebtedness in the original amount of \$48,973.00, 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. LOT 7 OF TOWERING OAKS SUBDIVISION, SECTION 2, AN ADDITION IN THE JOHN DORSETT SURVEY, A-172, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 94 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

FILED
at 3:25 o'clock P M

MAY 10 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *[Signature]* DEPUTY



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

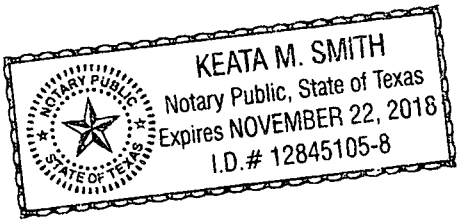
Tommy Jackson
SUBSTITUTE TRUSTEE
Cory Jacocks, Esq., Cory Jacocks, Esq., Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Kim Hinshaw, Renee Thomas, Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay whose address is 1 Mauchly, Irvine, CA 92618.

STATE OF Texas
COUNTY OF Orange

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 10 day of May, 2018.

Keata M. Smith
NOTARY PUBLIC in and for



Orange COUNTY
My commission expires: 11-22-18
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 5-10-18 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: 5/10/18