

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/27/2007

Grantor(s)/Mortgagor(s):
JEFF OAKES, A MARRIED PERSON AND
MISSY OAKES

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR COUNTRYWIDE BANK, FSB., ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. Bank National Association, not in its individual
capacity but solely as trustee for the RMAC Trust,
Series 2016-CTT

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2007011795

Property County:
LIBERTY

Mortgage Servicer:
Rushmore Loan Management Services, LLC is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

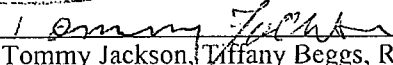
Date of Sale: 3/5/2019

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE
FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S
COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.



Tommy Jackson, Tiffany Beggs, Ron Harmon or
Carolyn Ciccio
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED
at 11:45 o'clock A M

MH File Number: TX-17-33687-POS
Loan Type: Conventional Residential


IAN 24 2019

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

EXHIBIT "A"

Field notes of a tract of land containing 7.34 acres (called 7.344 acres) in the Richard Green Survey, Abstract 197, Liberty County, Texas and being out of Lot 30, Spur Forest Subdivision, a subdivision in Liberty County, Texas according to the map or plat thereof recorded in Volume 8, Page 122 of the Map Records of Liberty County, Texas and being the same tract of land conveyed to Debbie Robinson recorded by Deed in Volume 1678, Page 881 of the Official Public Records of Liberty County, Texas. Said 7.34 acres being more particularly described by metes and bounds as follows:

NOTE: The South line of Lot 32 of Spur Forest Subdivision was used for the bearing basis directional control line.

BEGINNING at a 1/2" capped iron rod marked H&H Land, set, in the south right-of-way line of County Road 6501 (a.k.a. Spur Forest Drive) (60' right-of-way), the common northerly lot corner of Lot 29 and 30 of said subdivision and for the northeast corner of the herein described tract, which bears S 01°16'07" E, a distance of 60.00 feet from a 1/2" iron rod, found, being the common southerly lot corner of Lot 31 and 32 of said subdivision;

THENCE, S 01° 16' 07" E, along the common lot line of said Lot 29 and 30, a distance of 480.53 feet to a 1/2" capped iron rod marked H&H Land, set, in the north line of a 12.480 acre tract of land conveyed to Danny Lee Moore recorded by deed in Volume 1541, Page 171 of the Official Public Records of said county, the common southerly lot corner of said Lot 29 and 30 and for the southeast corner of the herein described tract;

THENCE, S 88° 14' 05" W, along the south line of said Lot 30 and the north line of said 12.480 acres, a distance of 660.53 feet to a 1/2" capped iron rod marked H&H Land, set, being the southeast corner of a 0.668 acre tract of land conveyed to Liberty County recorded by deed in Volume 842, Page 875 of the Deed Records of said county and for the southwest corner of the herein described tract;

THENCE, N 01° 37' 50" W, along the east line of said 0.668 acres, a distance of 485.30 feet to a 1/2" capped iron rod marked H&H Land, set, in the south right-of-way line of said County Road 6501, the north line of said Lot 30, the northeast corner of said 0.668 acres and for the northwest corner of the herein described tract;

THENCE, N 88° 38' 53" E, along the south right-of-way line of said County Road 6501, and the north line of said Lot 30, distance of 663.57 feet to the "Point of Beginning" and containing 7.34 acres of land more or less.

NOTICE OF FORECLOSURE 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 OR 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: ALL OF LOTS 32, 33 AND 34 OF DAYTON LAKE ESTATES, SECTION 2, AN ADDITION IN THE WILLIAM EVERETT SURVEY, A-33, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 55 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS PARCEL NO 003620-000211-006.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/18/2005 and recorded in Document 2005005010 real property records of Liberty County, Texas. Re-filed in Document 2017011438 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: 03/05/2019

Time: 10:00 AM

Place: Liberty County Courthouse, 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 EDWARD A. BONDS AND PHYLLIS J. MCCRORY, provides that it secures the payment of the indebtedness in the original principal amount of \$81,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE, LLC d/b/a CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE, LLC d/b/a CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. NATIONSTAR MORTGAGE, LLC d/b/a CHAMPION MORTGAGE COMPANY obtained a Order from the 253rd District Court of Liberty County on 11/01/2018 under Cause No. CV1813327. 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
Kori 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

[Signature]
TOMMY JACKSON, RON HARMON, TIFFANY BEGGS,
MARGIE ALLEN OR KYLE BARCLAY
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

at 11:45 FILED o'clock A M

JAN 24 2019
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
[Signature] DEPUTY

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 1-24-19 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.

