

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/27/2007
Grantor(s): ROY POLMANTEER, AN UNMARRIED MAN AND DAVID H BYERS IV AND CANDREA BYERS HUSBAND & WIFE JOINT TENANTS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SONJA G GILLIAM, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$154,550.00
Recording Information: Instrument 2007013276
Property County: Liberty
Property: LOT FOUR (4), OF SHILOH RIDGE SUBDIVISION, AN ADDITION IN THE MOSES DONAHOE SURVEY, ABST. 25, LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2004015046 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS; APN #: 203858
Reported Address: 25 CR 2208-3, 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: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT
Mortgage Servicer: Rushmore Loan Management Services LLC
Current Beneficiary: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT
Mortgage Servicer Address: Customer Service Department, PO Box 55004, Irvine, CA 92619

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of September, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON in Liberty County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioner's Court.
Substitute Trustee(s): Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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 and 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 of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Very truly yours,

Tommy Jackson
Bonial & Associates, P.C.

FILED
at 11:15 o'clock A.M.

JUL 26 2018

PAULETTE WILLIAMS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY *Paulette Williams* DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/25/2008

Grantor(s)/Mortgagor(s):
SHERRY HOLT AND SHERMAN HOLT III,
HUSBAND AND WIFE AS COMMUNITY
PROPERTY

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. MERS IS A SEPARATE
CORPORATION THAT IS ACTING SOLELY AS A
NOMINEE FOR (Original Lender), ITS
SUCCESSORS AND ASSIGNS REPUBLIC STATE
MORTGAGE COMPANY

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2008013869

Property County:
LIBERTY

Mortgage Servicer:
JPMorgan Chase Bank, National Association is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: LOT SEVENTY-THREE (73) OF SOUTHERN CROSSING, SECTION TWO (2), AN
ADDITION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 9, PAGE 193 OF THE PLAT RECORDS OF LIBERTY COUNTY, TEXAS.

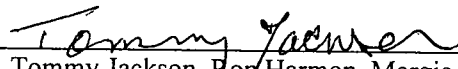
Date of Sale: 9/4/2018

Earliest Time Sale Will Begin: 10:00AM

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):
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


Tommy Jackson, Ron Harmon, Margie Allen, Kyle
Barclay
or E. "Ursula" B. Willie
or Thuy Frazier
or Alicia Stewart
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

sender of this notice immediately.

MH File Number: TX-14-22950-FC
Loan Type: FHA

FILED
at 11:15 o'clock A.M.

JUL 26 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY  DEPUTY