

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/22/2009

Grantor(s)/Mortgagor(s):
DORIS BAESSLER, AN UNMARRIED WOMAN AND
ROBERT GENE LIGGETT, SIGNING PRO FORMA TO
PERFECT LIEN ONLY

Original Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2009015427

Property County:
LIBERTY

Mortgage Servicer:
Bank of America, N.A. is representing the Current
Beneficiary Mortgagee under a servicing agreement with the
Current Beneficiary Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

Legal Description: SEE ATTACHED EXHIBIT "A"

Date of Sale: 3/7/2023

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: 1923 Sam Houston, Liberty, Liberty, TX, 77575 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

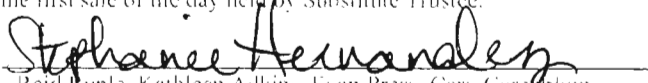
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.


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.


Reid Ruple, Kathleen Adkins, Evan Press, Cary Coreblum,
Kristopher Holub, Joshua Sanders, Julian Pertine, Amy Olan,
Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton,
Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron
Crawford, Tommy Jackson, Keata Smith, Stephanie Hernandez,
Carolyn Ciccio
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MC CARTHY & HOEFTUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

9:30 FILED A M
o'clock

JAN 26 2023

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

MH File Number: TX-22-94260-POS
Loan Type: Conventional Residential

Exhibit "A" Legal Description

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.425 ACRES OF LAND SITUATED IN THE JOHN BREEDING SURVEY, ABSTRACT No. 432, LIBERTY COUNTY, TEXAS, AND SAME BEING OUT OF A CALLED 3 ACRE TRACT AS RECORDED IN VOLUME 30, PAGE 361 DEED RECORDS LIBERTY COUNTY, TEXAS, SAID 1.425 ACRE TRACT BEING THE SAME TRACT AS RECORDED IN VOLUME 607, PAGE 327 DEED RECORDS LIBERTY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a point in the southeast margin of South Travis Avenue for the north corner of a called 1.934 acre tract as recorded in Volume 1676, Page 114 Official Public Records Liberty County, Texas and same being the most westerly corner of this herein described tract, from which a fence corner post bears North 72 degrees 13 minutes West, a distance of 2.41 feet, and the called southwest corner of said 1.934 acre tract bears South 25 degrees 57 minutes 15 seconds West, a distance of 370.93 feet (for reference only);

THENCE North 27 degrees 58 minutes 23 seconds East, a distance of 142.43 feet (called 150 feet) with the southeast margin of said South Travis Avenue to a point on the approximate centerline of Buckner Branch for the most northerly corner of this herein described tract,

THENCE ALONG AND WITH THE APPROXIMATE CENTERLINE OF SAID BUCKNER BRANCH IN AN EASTERLY DIRECTION AS FOLLOWS:

THENCE South 69 degrees 34 minutes 42 seconds East, a distance of 268.57 feet;

THENCE North 76 degrees 55 minutes 43 seconds East, a distance of 44.49 feet with the south line of a called 0.08876 acre tract as recorded in Volume 1826, Page 519 Official Public Records Liberty County, Texas,

THENCE North 85 degrees 31 minutes 42 seconds East, a distance of 4.06 feet with the south line of said 0.08876 acre tract to a point for the northeast corner of this herein described tract from which a 1/2 inch iron rod bears North 05 degrees 10 minutes West, a distance of 21.06 feet;

THENCE South 00 degrees 41 minutes 48 seconds East, with the west line of a called 2.5 acre tract as recorded in Volume 1342, Page 497 Official Public Records Liberty County, Texas, at 57.50 feet pass a 3/4 inch iron rod at 4.3 feet to the left for a corner of a called 1.8412 acre tract as recorded in Volume 1808, Page 344 Official Public Records Liberty County, Texas and continuing a total distance of 240.15 feet (called South 225 feet) to a fence corner post found for the southeast corner of this herein described tract;

THENCE North 61 degrees 43 minutes 34 seconds West, at 164.35 feet pass a 1/2 inch iron rod at 0.7 feet to the right for a corner of said 1.8412 acre tract and continuing a total distance of 418.44 feet (called South 41 Degrees 42 Seconds East, a distance of 420 feet) to the PLACE OF BEGINNING and containing 1.425 acres

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1. Date, Time, and Place of Sale.

Date: March 07, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 24, 1994 and recorded in Document VOLUME 1522 PAGE 433; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2013006986 AND 2017020104 real property records of LIBERTY County, Texas, with JOSEPH SCOTT A SINGLE PERSON, grantor(s) and BANK UNITED OF TEXAS FSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSEPH SCOTT A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$45,399.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

at 9:30 FILED o'clock A M

JAN 26 2023

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Valerie Tisdaal* DEPUTY



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OLAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, KEATA SMITH AND STEPHANIE HERNANDEZ, KEVIN MCCARTHY OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Stephanie Hernandez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1/26/2023 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Declarants Name: Stephanie Hernandez
Date: 1/26/2023

807 DANIEL STREET
CLEVELAND, TX 77327

0000009460254

0000009460254

LIBERTY

EXHIBIT "A"

LOTS SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK FORTY-EIGHT (48) OF GLEN PARK SUBDIVISION, AN ADDITION IN THE JOSEPH FENNER SURVEY, A-441, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 129 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS