

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: May 02, 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 May 16, 2017 and recorded in Document CLERK'S FILE NO. 2017010040 AND RE-RECORDED 2017010689; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2019022658 real property records of LIBERTY County, Texas, with JUSTIN LEASMAN AND CHELSEY WOLF HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JUSTIN LEASMAN AND CHELSEY WOLF HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$101,134.00, 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 10:10 FILED A  
o'clock M

JAN 12 2023

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY [Signature] 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 HOLUB, 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 1/12/2023 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Declarant's Name: Stephanie Hernandez  
Date: 1/12/2023

**EXHIBIT "A"**

BEING A 1.87 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 339, LIBERTY COUNTY, TEXAS, PART OF THE LIDA MCILVAIN 8.89 ACRE TRACT DESCRIBED IN VOLUME 169, PAGE 606 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SUBSEQUENTLY CONVEYED TO BEVEL ENLOE IN VOLUME 259, PAGE 605 OF SAID DEED RECORDS, AND THAT SAME CALLED 2 ACRE TRACT DESCRIBED IN VOLUME 1457, PAGE 859 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS SAID 1.87 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF F.M. 1725 FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND NORTHEASTERLY CORNER OF THE DANNY ALLEN 2.74 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NO. 2011007522;

THENCE DEPARTING F.M. 1725 WITH ALLEN'S NORTHERLY LINE SOUTH 89° 31' 04" WEST 269.88 FEET TO A 5/8 INCH IRON ROD IN THE EASTERLY LINE OF THE PAUL J. SMITH JR. 5.6076 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NO. 2008018954;

THENCE THE UPPER EASTERLY LINE OF SAID 5.6076 ACRE TRACT NORTH 19° 57' 44" WEST 330.70 FEET TO A 1/2 INCH IRON ROD SET IN THE SOUTHERLY LINE OF THE FERRELLGAS 3.3 ACRE TRACT DESCRIBED IN VOLUME 1151, PAGE 237 OF SAID DEED RECORDS;

THENCE NORTH 90° 00' 00" EAST 262.20 FEET TO A 1/2 INCH IRON ROD IN THE WESTERLY LINE OF F.M. 1725, THE SOUTHEASTERLY CORNER OF SAID FERRELLGAS 3.3 ACRE TRACT AND NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED 1.87 ACRE TRACT;

THENCE WITH THE WESTERLY LINE OF F.M. 1725 THE FOLLOWING COURSES:

SOUTH 20° 15' 22" EAST 253.36 FEET TO A CONCRETE MONUMENT FOR CORNER;

SOUTHEASTERLY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 560.87 FEET, THROUGH A CENTRAL ANGLE OF 07° 59' 08", AN ARC LENGTH OF 78.17 FEET (CHORD BEARING SOUTH 24° 52' 19" EAST 78.11 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1.87 ACRES OF LAND BASED ON A SURVEY MADE ON THE GROUND 08 MAY 2017 AND SHOWN ON SURVEY PLAT NO. 469017 OF THE SAME DATE.