

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED at 12:46 o'clock P.M.

JUL 02 2018

THE STATE OF TEXAS }
COUNTY OF LIBERTY }

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

REFERENCE IS MADE TO THE FOLLOWING FACTS:

(1) MICHAEL WILKERSON and ANGIE WILKERSON (the "Mortgagors"), executed and delivered that certain Deed of Trust dated May 9, 2017, (hereinafter called the "Deed of Trust") to OTIS COHN, Trustee, covering and describing certain real property more particularly described in **Exhibit "A"** which is attached hereto and made a part hereof for all purposes, together with all rights, privileges, hereditaments and appurtenances thereto, and all other property rights and interests in or to which any lien or security interest now in effect was granted, created or preserved by, in or under the Deed of Trust. All such property is hereinafter called the "Subject Property".

(2) The Deed of Trust was recorded in County Clerk's File No. 2017009234 in the Official Public Records of Real Property of Liberty County, Texas.

(3) The Deed of Trust was executed and delivered to secure payment of the following items (hereinafter collectively called the "Indebtedness"):

- (a) That one certain Promissory Note dated May 9, 2017, executed by MICHAEL WILKERSON and ANGIE WILKERSON, in the original amount of SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS, payable to the order of FRANK JEFFERSON CHAPMAN as therein specified.
- (b) Any and all other indebtedness secured by and set out in the Deed of Trust.

(4) Defaults have occurred and are continuing on payment of the installments on the Note and the holder of the Indebtedness, by reason of such continuing defaults, gave notice of such defaults on May 10, 2018 to Mortgagors and further gave MICHAEL WILKERSON and ANGIE WILKERSON at least twenty (20) days in which to cure the defaults. Mortgagors have failed to cure such defaults within the time provided and as a result of Mortgagors' failure to cure defaults, FRANK JEFFERSON CHAPMAN has exercised his option to declare the entire unpaid balance on the Note, both principal and accrued but unpaid interest, to become due and payable at once, has made demand upon the Mortgagors for full payment thereon, and intends to cause the Trustee under the Deed of Trust to exercise the power of sale

under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness.

(5) The Deed of Trust provides, in effect, that the holder of the Indebtedness under the Deed of Trust shall have the right to appoint a Substitute or Successor Trustee to act instead of the Trustee therein named without any other formality than the designation in writing of a Substitute or Successor Trustee, all as more fully provided in the Deed of Trust, to which reference is here made for all purposes.

(6) FRANK JEFFERSON CHAPMAN, the holder of the Indebtedness, pursuant to the right granted under the Deed of Trust, has directed JAMES H. JASPER, as Substitute Trustee, to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

THAT the undersigned, JAMES H. JASPER, Substitute Trustee under the Deed of Trust, hereby gives notice that said JAMES H. JASPER, Substitute Trustee as aforesaid, will sell the Subject Property to the highest bidder for cash at public auction, at the south side of the Courthouse, with an address of 1923 Sam Houston, as the front steps of the Courthouse for the purpose of public sales and auctions at the Courthouse (Designated Location") in Liberty, Liberty County, Texas, in which county the Subject Property is situated, such sale to be conducted between the hours of 10:00 o'clock A.M. and 4:00 o'clock P.M., provided such sale shall not begin before 10:00 A.M., nor later than three hours after such time, on the 7th day of August, 2018, same being the first Tuesday of said month, after giving notice of the time, place and terms of sale by posting or causing to be posted written or printed notices thereof for at least twenty-one (21) consecutive days prior to the day of the said sale in said County, at the Courthouse door of Liberty County, Texas, and by giving such other notice as may be required by the laws of the State of Texas.

"ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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."

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

EXECUTED in multiple counterparts on this 2 day of July, 2018.



JAMES H. JASPER, Substitute Trustee
108 E. Dallas
Cleveland, Texas 77327
Tele: 281-592-4673
Jasperjh@sbcglobal.net

File #12,729 JHJ/dabForecl.

LOT 106, 107 AND 108, OAK SHADOWS SUBDIVISION, AN ADDITION IN THE F.C. SMILEY SURVEY, ABSTRACT NO. 345, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8 PAGE 59 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS

EXHIBIT "A"