

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: December 05, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 12, 2010 and recorded in Document INSTRUMENT NO. 078917-2010 real property records of LAMAR County, Texas, with JEFFERY WEAVER, A MARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEFFERY WEAVER, A MARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$55,967.00, 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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 13th DAY OF Oct, 2023



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 ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, MISTY MCMILLAN, AUCTION.COM, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

SITUATED ABOUT 14.7 MILES SOUTH 66 DEG. EAST FROM THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE JOHN PEW SURVEY, #718 AND BEING ALL OF A CALLED 11.927 ACRE TRACT CONVEYED TO VANDERBILT MORTGAGE AND FINANCE, INC. BY DEED RECORDED IN DOCUMENT NUMBER 069994-2009 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE;

BEGINNING AT A METAL POST FOUND IN THE NORTH BOUNDARY LINE OF COUNTY ROAD #15190 AND BEING THE SOUTHWEST CORNER OF THE 11.927 ACRE TRACT AND BEING IN THE SOUTH BOUNDARY LINE OF THE 102.27 ACRE TRACT (PARENT TRACT TO THE 11.927 ACRES) CONVEYED TO WAYNE BRANNAN BY DEED RECORDED IN VOL. 1045, PAGE 17 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE;

THENCE NORTH 89 DEG. 09 MIN. 52 SEC. EAST ALONG SAID COUNTY ROAD AND SOUTH BOUNDARY LINE A DISTANCE OF 306.00 FEET TO A BOIS D'ARC POST FOUND AT THE SOUTHEAST CORNER OF THE 11.927 ACRES;

THENCE NORTH 0 DEG. 15 MIN. 57 SEC. EAST A DISTANCE OF 1695.25 FEET TO A BOIS D'ARC POST FOUND IN THE SOUTH BOUNDARY LINE OF A CALLED 110.06 ACRE TRACT CONVEYED TO GINA LANELL LANE BY DEED RECORDED IN VOL. 642, PAGE 296 OF THE DEED RECORDS OF SAID COUNTY AND STATE, SAID POINT BEING IN THE NORTH BOUNDARY LINE OF THE 102.27 ACRE TRACT;

THENCE SOUTH 89 DEG. 33 MIN. 55 SEC. WEST ALONG SAID SOUTH BOUNDARY LINE A DISTANCE OF 306.86 FEET TO A METAL POST FOUND AT THE NORTHWEST CORNER OF THE 11.927 ACRE TRACT;

THENCE SOUTH 0 DEG. 14 MIN. 09 SEC. WEST A DISTANCE OF 1697.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.93 ACRES OF LAND, MORE OR LESS.